Tax Map/Block/Parcel
No. 72 16 455

Building Permit/Zoning
Certificate

Case ZA-495

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Dennis & Mary Miner
6526 Shenandoah Drive
Sykesville, MD 21784

REQUEST: A variance reducing the minimum required front yard setback from 60 feet to 32 feet for a detached garage

LOCATION: 6526 Shenandoah Drive, Sykesville, MD, E.D. 14

APPLICABLE REGULATIONS: Article 5C, Section 5C.5; Article 15, Section 15.5; Zoning Ordinance 1E

HEARING HELD: March 1, 2000

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction reducing the minimum required front yard setback from 60 feet to 32 feet for a detached garage, are as follows:

Current "R40,000" district zoning requires a 40' front yard setback. At the time the original house was built a front yard requirement was a 60' setback. This being a corner lot, the property has what is considered two front yards and therefore, has the 60' setback rule.

The applicant proposed to add a detached garage onto the front yard side of his property known as Shenandoah Drive. Due to the layout of the property, this is the most appropriate place to situate the garage. Septic area and a screened porch addition leave no other area for this placement. The applicant also emphasized that there is a row of pine trees that will buffer the garage on this side of his property. The granting of this variance will have no adverse effect on any adjoining property owners.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

March 14, 2000
Date

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

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