

Case ZA-520

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Terry L. Carnaggio
3335 Sykesville Road
Westminster, Maryland 21157

REQUEST: A variance to reduce the minimum required
side yard setback from 20 feet to 12 feet
for an attached garage

LOCATION: 3335 Sykesville Road
Westminster, Maryland 21157

APPLICABLE REGULATIONS: Article 6, Section 6.4, Article 15,
Section 15.5; Zoning Ordinance 1E

HEARING HELD: September 6, 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 from the side yard setback from 20 feet to 12 feet for an attached garage, are as follows:

The applicant's property is located in the Agricultural zone which requires a side yard setback of 20 feet. The applicants are asking for an attached garage to the side of their property. The available envelope for an addition to this home is difficult due to the long, narrow shape of the property. The proposed garage is being located on the side of the house nearest the driveway. Due to the position of the well and septic system, there are no other locations on the property on which the garage could be located without considerable expense. The only concern is that a tree on the side where the garage would occupy would have to be trimmed and the row of pine trees should be maintained in order to provide a proper buffer for their neighbors.

The granting of this variance will have no adverse effect on any adjoining property owner, and failure to grant the variance would result in unnecessary hardship to the applicant.

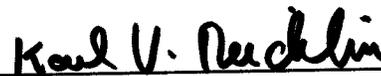
NOTE:

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 Administrator's 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.

September 18, 2000

Date



Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement