Tax Map/Block/Parcel
No. 74 20 510

Building Permit/Zoning
Certificate BP-01-1567

Case ZA-581

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Robert W. Seal 6801 Carroll Highlands Road Sykesville, Maryland 21784
REQUEST:	A variance from the required front yard setback from 40 Ft. to 30 Ft. for an attached garage to existing dwelling
LOCATION:	6801 Carroll Highlands Road Sykesville, Maryland 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 223-181
HEARING HELD:	July 11, 2001

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 of the minimum required front yard setback from 40 feet to 30 feet to construct an attached garage, are as follows:

Ms. Dale Conaway, Sister on behalf of the Applicant, appeared before the Zoning Administrator to request a 10 Ft. variance to construct a garage attached to the existing dwelling. The house is located on the corner of Carroll Highlands and Harvest Farm Road. In order to have the garage attached to the house a variance is required, since there is not setback distance. The proposed garage would be accessible by the existing driveway. To locate the garage on the front yard facing Carroll Highlands or to the rear of the house would not be feasible. As a result, construction of a garage on any other location of the Applicants' property would create unreasonable and practical difficulty.

A garage is usual and customary for single-family residences. There were no neighbors present at the hearing opposing the applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

7/23/01
DATE

ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement