Tax Map/Block/Parcel
No. 63 16 344

Building Permit/Zoning
Certificate BP-01-1842

Case ZA-583

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Mary Lou (LeCompte)Robertson 1073 King Arthur Court Sykesville, Maryland 21784
REQUEST:	A variance from the required side yard setback from 20 feet to 10 feet for the construction of an attached garage
LOCATION:	1073 King Arthur Court Sykesville, Maryland 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 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 side yard setback from 20 feet to 10 feet to construct an attached garage, are as follows:

The Applicant is proposing to construct a double-car garage attached to their residence. The garage would be 26 Ft. from the property line, as a result a 10 Ft. variance would be required. Without the variance only a single car garage could be constructed. Construction of the garage on any other location of the Applicant's property would create unreasonable and practical difficulty due to the location of the driveway and septic field. The rear of the property and the side of the property behind the neighbor's property is publicly owned by either the State or Baltimore City as a watershed. Also, the property line on the side yard is skewed at an angle and therefore the variance is needed. The property across the street owns that strip of land.

There were no neighbors present at the hearing opposing the applicant's request and a two-car garage is usual and customary in a residential area; 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