Tax Map/Block/Parcel
No. 63 5 1

Building Permit/Zoning
Certificate BP-02-1119

Case ZA-642

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Dean Robert Camlin 182 East Main Street Westminster, Maryland 21157
REQUEST:	A variance from the required minimum side yard setback of 20 Ft. to 4 Ft. for the construction of an attached garage.
LOCATION:	3430 Sykesville Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	May 7, 2002

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 of 20 feet to 4 feet for the construction of an attached garage, are as follows:

The Applicant, Mr. Dean Camlin, Architect, appeared before the Acting Zoning Administrator's Designee on behalf of the property owner, Mr. Leonard Yagatich. The property owner is proposing to add a two-car garage to his house. The existing deck would be removed for the construction of the garage. The house currently is too close to the property line to construct the garage on the side of the house that would be most practical, which is adjacent to the driveway.

Mr. & Mrs. Baker were present opposing the request to reduce the variance, since the proposed addition would be too close to their property line. When this house was built, Mrs. Baker was told that a garage could not be attached to that house. The proposed garage would come within 4 Ft. of her property line and it would be built into the drainage and utilities easement. Also, by constructing the garage on the width of the house, the blacktop would extend further than it currently exists and would be on both sides of the adjoining property line.

Mr. Yagatich stated that the garage would be 4.5 Ft. away from the adjoining property. There is a 12 Ft. wide use in common for ingress and egress to their home. A detached garage located behind the house could come as close as 5 Ft. from the adjoining property line.

The granting of the variance for the construction of a garage would not impede the flow of water. This is the most practical location on the property to construct a garage, due to the placement of the driveway, which is restricted since Sykesville Road cannot be accessed.

This approval is valid for one year from the date of a 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.

May 17, 2002
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement