Tax Map/Block/Parcel
No. 74 14 667

Building Permit/Zoning
Certificate BP-02-1120

Case ZA-643

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Michael J. Grammes 6423 Hickory Lane Sykesville, Maryland 21784
REQUEST:	A variance from the required minimum side yard setback of 12 Ft. to 10 Ft. for the construction of an attached garage.
LOCATION:	6423 Hickory Lane Sykesville, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 223-181
HEARING HELD:	May 7, 2002

FINDINGS & CONCLUSIONS

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

The Applicant is proposing to construct an attached 24 Ft. x 24 Ft. garage to an existing dwelling. There is an easement to the garage side of the property, which creates undue hardship for the applicant. As a result, a setback from 12 Ft. to 10 Ft. is required to comply with the zoning ordinance. The property has a large amount of thick tall trees that screen the property. Originally when the house was built, no dirt was removed which created poor drainage. The Applicant will have the property properly graded in order to redirect the flow of water without impeding the flow.

No neighbors were 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 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
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement