Tax Map/Block/Parcel
No. 74 16 559

Building Permit/Zoning
Certificate BP-02-1117

Case ZA-644

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Bruce Fleming 6529 Mellor Road Sykesville, Maryland 21784
REQUEST:	A variance from the required minimum side yard setback of 7.5 Ft. to 5 Ft. for the construction of an attached garage attached to an existing dwelling.
LOCATION:	6529 Mellor Road Sykesville, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 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 7.5 feet to 5 feet for the construction of an attached garage to an existing dwelling, are as follows:

The Applicant is proposing to construct an attached two-car garage with two bedrooms above it, in order to increase the living space on the first floor. The existing house is only 18 Ft. from the property line. A one car detached garage was removed from the property that was 5 Ft. from the property line, which is the same location the Applicant is proposing to place the addition.

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