Tax Map/Block/Parcel
No. 71 3 365

Building Permit/Zoning
Certificate BP-02-1757

Case ZA-654

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Ronnie & Sheila L. Graham 5612 Sierra Court Mt. Airy, Maryland 21771
REQUEST:	A variance from the required minimum setback of 20 Ft. to 17 Ft. for the construction of an addition to the existing dwelling to include a club room, an enclosed swimming pool, and an attached two-car garage.
LOCATION:	5612 Sierra Court Mt. Airy, MD 21771
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-150 and 223-181
HEARING HELD:	June 4, 2002

FINDINGS & CONCLUSIONS

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

The Applicants are requesting a variance from the required minimum setback of 20 Ft. to 17 Ft. for the construction of an addition to the existing dwelling to include a clubroom, an enclosed swimming pool and an attached two-car garage. The configuration of the addition to be constructed shows that there is only one corner of the proposed garage that does not meet the 20 Ft. set back. The 22 Ft. wide garage needs to be deep enough to accommodate an SUV and a van. If the proposed construction of the garage would be detached instead of being part of the addition, the Applicants could build closer to the property line, since it is in the rear of the house. Based upon the location of septic system and the amount of a variance that is being requested for that corner of garage, demonstrates that there is practical difficulty for the Applicants and it is more practical to square the addition instead of being triangular.

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.

JUNE 12, 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement