Tax Map/Block/Parcel
No. 58 3 411

Building Permit/Zoning
Certificate BP-03-3511

Case ZA-685

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	James R. Reisberg 2429 Sykesville Road Westminster, Maryland 21157
REQUEST:	A variance from the required minimum setback of 40 Ft. to 25 Ft. for the construction of an attached garage to the existing dwelling.
LOCATION:	2429 Sykesville Road Westminster, MD 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	October 1, 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 setback of 40 feet to 25 feet for the construction of an attached garage to the existing dwelling, are as follows:

The Applicant is proposing to construct a 24 Ft. wide garage on the side of his home. This proposal would encroach upon the setback by 16 Ft. The well is located directly in the front of the house and the septic is located directly in the rear of the property. This property is peculiar since it is located on a corner lot, which according to the Zoning Ordinance, has two front yards and two minimum building lines from two roads. As a result, there is no other location on the property to construct a garage without creating undue hardship and practical difficulty for the Applicant.

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.

October 10, 2002
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement