Tax Map/Block/Parcel
No. 72 12 516

Building Permit/Zoning
Certificate BP-02-4642

Case ZA-717

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Gregory & Diane Bosse 6180 Patrick Drive Sykesville, Maryland 21784
REQUEST:	A variance from the required minimum front yard setback of 50 Ft. to 10 Ft. for the construction of a detached garage.
LOCATION:	6180 Patrick Drive Sykesville, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-37 and 223-181
HEARING HELD:	January 7, 2003

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 front yard setback of 50 feet to 10 feet for the construction of a detached garage, are as follows:

The Applicant is proposing to construct a detached garage on a property that is located on a use in common driveway that serves the Applicant and 6 other neighbors. All of the homes' front yards on this common driveway face Streaker Road. According to the plat, the Applicant's rear yard is actually the side of the house. Due to the location of the Applicant's septic system, well and the drainage from the common drive, which is low lying, this area would be undesirable for construction. There is also a hill to the rear of the house that creates undue hardship for the Applicant. Since, there is an existing driveway on the property, the Applicant is proposing to construct the garage at the end of this driveway, which would be the most practical location for the garage to be functional, without creating undue hardship or 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.

January 9, 2003
DATE

GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement