Tax Map/Block/Parcel
No. 73 15 739

Building Permit/Zoning
Certificate BP-03-0403

Case ZA-739

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Raymond and Deborah Hild 810 Dixon Avenue Sykesville, MD 21784
REQUEST:	A variance from the required minimum setback of 50 ft. for a garage and an addition to the existing dwelling.
LOCATION:	810 Dixon Avenue Sykesville, MD 21784
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 223-37 and 223-181
HEARING HELD:	April 2, 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 Section 223-37 of the Carroll County Code, in this case a reduction in the required minimum setback of 50 feet to 32 feet for a garage and addition to the existing dwelling on property located at 810 Dixon Avenue, Sykesville, Maryland.

The property was inspected on March 27, 2003. There is a long row of 15 ft. tall Leyland Cypresses running the length of the property on the side where the garage and addition are planned. These evergreen trees will not need to be removed to accommodate the addition and will help buffer the adjoining property. The property was duly posted and adjoining property owners were notified of the hearing.

Mrs. Hild testified at the hearing that the addition was needed to accommodate a growing family. There was no one else present at the hearing to testify on this matter and this office has not received any correspondence or telephone calls from anyone concerning this variance.

NOTE:

Appeals of decision made pursuant to Section 223-181 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

14 April 2003
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement