CARROLL COUNTY GOVERNMENT
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Acting Zoning Administrator
Gayle Fritz

Official Decision
Case ZA-999
Permit – 06-0532
Acting Zoning Administrator
Carroll County, Maryland

APPLICANT:	Charles and Betty Colson
REQUEST:	A variance from the required minimum front and rear yard setback from 40 feet to 34 feet and 50 feet to 12.5 feet for the construction of a detached garage.
LOCATION:	610 Fern Way Sykesville, Md. 21784
MAP/BLOCK/PARCEL:	73/3/414
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-82 and 181
HEARING HELD:	April 5, 2006

FINDINGS AND 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 40 feet to 34 feet and 50 feet to 12.5 feet for the construction of a detached garage are as follows:

Mr. and Mrs. Colson wish to build a detached garage. Their lot is a triangular shape with most of it being road frontage. The house was built in the 1960's and does not meet the current setback requirements. There is no other location on the property where a garage could be built due to the shape of the lot and the location of the well and septic area.

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:

An appeal of a 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 Administrator's decision in accordance with Chapter 223-188 of the Code of Public Local Laws and 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.

April 7, 2005
Date

Gayle Fritz
Gayle Fritz
Acting Zoning Administrator