Case ZA-324

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT:  John & Sherrie Campbell
6596 Streamwood Court
Sykesville, MD 21784

REQUEST:  A variance reducing minimum side yard requirement from 20 feet
to about 10 feet for an attached garage.

LOCATION:  6596 Steamwood Court, in E.D. 14.

APPLICABLE REGULATIONS:  Article 5C, Section 5C.5, Article 15, Section 15.5;
Zoning Ordinance 1E.

HEARING HELD:  June 4, 1997

FINDINGS AND CONCLUSION

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 side yard requirement for
an attached garage are as follows:

a.  Location of well, septic, large covered porch on rear of house and
location of existing driveway make it impractical to place an
attached garage anywhere else on the property.

b.  The property line on the side of the house where the proposed
garage is to be located has a buffer of large pines and shrubs over
seven feet tall.

c.  The placement of this garage will cause no adverse affect on
adjoining properties.

DATE:  6/4/97

[Signature]
George L. Beisser, Acting Zoning Administrator

CC:  Zoning Enforcement

Code:  Case ZA-324.97