

Case ZA-452

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Dennis R. Goss
6503 Shenandoah Drive
Sykesville, MD 21784

REQUEST: A variance reducing the minimum front
yard requirement from 60 feet to 40 feet
for an addition

LOCATION: 6503 Shenandoah Drive
Sykesville, MD 21784, E.D. 14

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

HEARING HELD: April 30, 1999

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 in the minimum front yard requirement for an addition, are as follows:

This parcel is a corner lot, subsequently requiring two (2) front minimum building lines. The location of the well and the septic tank pushed the construction of the dwelling into the corner apex of the two front minimum building lines.

The placement of the dwelling, by the builder, at an angle to the two streets limited any sideward expansion. Previous front yard setbacks in this zoning district were (60) sixty feet but have since been changed to (40) forty feet.

Large existing trees border the side where the addition is proposed and buffer the adjoining property. Granting this variance will have no adverse effect on the adjoining properties.

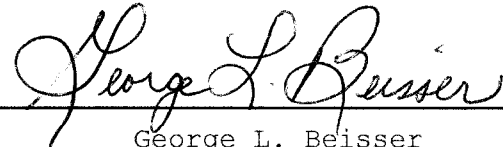
NOTE:

Appeals of decisions made pursuant to Section 15.5 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 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

May 11, 1999

Date



George L. Beisser
Zoning Administrator

cc: Zoning Enforcement