Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Larry G. Bauer
921 Putman Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum
required side yard from 12 feet to
7 feet for an attached garage

LOCATION: 921 Putman Road
Sykesville, MD 21784, E.D. 5

APPLICABLE REGULATIONS: Article 8, Section 8.5; Article 15,
Section 15.5; Zoning Ordinance 1E

HEARING HELD: August 4, 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 of the minimum side yard
requirement for an attached garage, are as follows:

There is no uniqueness or peculiarity to this lot from others in the
vicinity. Topography is similar and all are serviced by public water and
sewer. All of the dwellings are on half acre or less lots.

If the dwelling on the adjoining property was positioned facing Putman
Road instead of Freedom Avenue there would be no legal recourse but to deny
this request. Due to the dwelling facing Freedom Avenue the rear of the
dwelling is therein a considerable distance from the applicant's property
line.

Combining this with the practical difficulty created by safety access
areaway to the basement preventing placement of the garage in the rear yard
of the house, and extensive grading that it would cause is the reasoning
for consideration of this request.

Granting of this five (5) foot variance will have no adverse effect on
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.

August 6, 1999
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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