Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Dennis & Lisa McMahon
5303 Emerald Drive
Sykesville, MD 21784

REQUEST: A variance reducing the minimum
front yard requirement from 60 feet
to about 30 feet for a detached
garage

LOCATION: 5303 Emerald Lane
Sykesville, MD 21784, E.D. 5

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

HEARING HELD: September 1, 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 front yard
requirement for a detached garage, are as follows:

Current "R40,000" District zoning requires a 40-foot front yard
setback. At the time the original house was built, a front yard
requirement was a 60-foot setback. The dwelling on this property and an
adjacent property are so placed that the front entrances of the dwellings
face a side yard. This was apparently done for the view scape as the
parcels overlook the Liberty reservoir.

Placement of the garage on the semicircular driveway is the only
practical location due to placement of the dwelling. This is a heavily
forested area and tree cover buffers each parcel from the next.

Granting this ten-foot variance from the current 40 foot front yard
requirements will have no adverse effect on any 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.

September 3, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement