Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Dean Robert Camlin
182 East Main Street
Westminster, Maryland 21157

REQUEST: A variance from the required
minimum side yard setback of 20 Ft.
to 4 Ft. for the construction of an
attached garage.

LOCATION: 3430 Sykesville Road
Westminster, MD 21157

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-66 and
223-181
May 7, 2002

HEARING HELD:

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 required side yard
setback of 20 feet to 4 feet for the construction of an attached garage,
are as follows:

The Applicant, Mr. Dean Camlin, Architect, appeared before the Acting
Zoning Administrator’s Designee on behalf of the property owner, Mr.
Leonard Yagatich. The property owner is proposing to add a two-car garage
to his house. The existing deck would be removed for the construction of
the garage. The house currently is too close to the property line to
construct the garage on the side of the house that would be most practical,
which is adjacent to the driveway.

Mr. & Mrs. Baker were present opposing the request to reduce the
variance, since the proposed addition would be too close to their property
line. When this house was built, Mrs. Baker was told that a garage could
not be attached to that house. The proposed garage would come within 4 Ft.
of her property line and it would be built into the drainage and utilities
easement. Also, by constructing the garage on the width of the house, the
blacktop would extend further than it currently exists and would be on both
sides of the adjoining property line.

Mr. Yagatich stated that the garage would be 4.5 Ft. away from the
adjoining property. There is a 12 Ft. wide use in common for ingress and
egress to their home. A detached garage located behind the house could
come as close as 5 Ft. from the adjoining property line.
The granting of the variance for the construction of a garage would not impede the flow of water. This is the most practical location on the property to construct a garage, due to the placement of the driveway, which is restricted since Sykesville Road cannot be accessed.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of 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 Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & 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.

May 17, 2002
DATE

GAYLE FRITY
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement