Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Ronnie & Sheila L. Graham
5612 Sierra Court
Mt. Airy, Maryland 21771

REQUEST: A variance from the required
minimum setback of 20 Ft. to 17 Ft.
for the construction of an addition
to the existing dwelling to include
a club room, an enclosed swimming
pool, and an attached two-car
garage.

LOCATION: 5612 Sierra Court
Mt. Airy, MD 21771

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-150 and
223-181

HEARING HELD: June 4, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the
variance is granted.

The Applicants are requesting a variance from the required minimum
setback of 20 Ft. to 17 Ft. for the construction of an addition to the
existing dwelling to include a clubroom, an enclosed swimming pool and an
attached two-car garage. The configuration of the addition to be
constructed shows that there is only one corner of the proposed garage that
does not meet the 20 Ft. set back. The 22 Ft. wide garage needs to be deep
enough to accommodate an SUV and a van. If the proposed construction of
the garage would be detached instead of being part of the addition, the
Applicants could build closer to the property line, since it is in the rear
of the house. Based upon the location of septic system and the amount of a
variance that is being requested for that corner of garage, demonstrates
that there is practical difficulty for the Applicants and it is more
practical to square the addition instead of being triangular.

No neighbors were present at the hearing opposing the Applicant’s
request; therefore, the granting of this variance should have no adverse
effect on any adjoining property owners.

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.

June 12, 2002
DATE

Ralph E. Green
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement