

**Tax Map/Block/Parcel  
No. 74-7-114**

**Case 5423**

**OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND**

**APPLICANT:** Erin Wanzer  
6337 Oklahoma Road  
Sykesville, Maryland 21784

**ATTORNEY:** n/a

**REQUEST:** A variance from the required front yard setback of 40 ft. to 12 ft. and from the required side yard setback of 12 ft. to 10 ft. for an existing garage.

**LOCATION:** The site is located at 6337 Oklahoma Road, Sykesville, MD 21784, on property zoned "R-20,000" Residential District in Election District 5.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-82

**HEARING HELD:** June 25, 2008

**FINDINGS AND CONCLUSION**

On June 25, 2008, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required front yard setback of 40 ft. to 12 ft. and from the required side yard setback of 12 ft. to 10 ft. for an existing garage. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant purchased this house 2 years ago. It is served by public sewer and private well. The lot is .56 acres (+-) and it is shaped like a trapezoid. The Applicant attached a 3-car garage to the side of the house, which does not meet the front and side yard setbacks.

There is no room on the other side of the house to attach the garage. There is no location on the lot for the garage that would not necessitate a variance. The well also limits other possible locations for the garage. The house in its current location does not even meet the applicable setbacks.

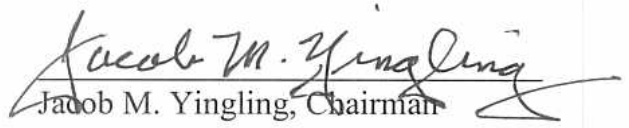
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Based on the above, the Board found that a strict application of the setbacks in this case would result in practical difficulty and undue hardship. Accordingly, the requested variances were granted.

7/23/08  
Date

  
Jacob M. Yingling, Chairman