

CARROLL COUNTY GOVERNMENT

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Office of  
Zoning Administration

**Official Decision**  
**Case ZA-1136**  
**Zoning Administrator**  
**Carroll County, Maryland**

**APPLICANT:** Larry R. Preece

**REQUEST:** A variance from the required minimum side yard setback of 20 feet to 10 feet for an attached garage

**LOCATION:** 503 Danmarth Road  
Sykesville, Md.

**MAP/BLOCK/PARCEL:** 72/11/253

**APPLICABLE REGULATIONS:** Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181

**HEARING HELD:** June 3, 2009

**FINDINGS AND CONCLUSIONS**

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

Facts which support the request for a variance from the required minimum side yard setback of 20 feet to 10 feet for an attached garage are as follows:

The applicant would like to enclose an existing carport and add an addition to create a 2 car garage. The house was built around 1969 and because it was placed at an angle it does not meet the current setback requirements. Because of the existing carport and driveway location this is the only practical location for the garage. The septic system is in the rear yard.

No neighbors were present at the hearing opposing the variance; 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 this decision.

**Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with**

**Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.**

**A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.**

June 5, 2009  
Date

Gayle Fritz  
Gayle Fritz  
Zoning Administrator