Case ZA-643

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Michael J. Grammes
                           6423 Hickory Lane
                           Sykesville, Maryland 21784

REQUEST: A variance from the required
                           minimum side yard setback of 12 Ft.
                           to 10 Ft. for the construction of
                           an attached garage.

LOCATION: 6423 Hickory Lane
                           Sykesville, MD 21784

APPLICABLE REGULATIONS: Code of Public Local Laws and
                           Ordinances, Chapters 223-82 and
                           223-181

                           May 7, 2002
HEARING HELD:

FINDINGS & CONCLUSIONS

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

The Applicant is proposing to construct an attached 24 Ft. x 24 Ft. garage to an existing dwelling. There is an easement to the garage side of the property, which creates undue hardship for the applicant. As a result, a setback from 12 Ft. to 10 Ft. is required to comply with the zoning ordinance. The property has a large amount of thick tall trees that screen the property. Originally when the house was built, no dirt was removed which created poor drainage. The Applicant will have the property properly graded in order to redirect the flow of water without impeding the flow.

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.

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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.

_____
DATE

_____
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement