

Case ZA-644

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Bruce Fleming
6529 Mellor Road
Sykesville, Maryland 21784

REQUEST: A variance from the required
minimum side yard setback of 7.5
Ft. to 5 Ft. for the construction
of an attached garage attached to
an existing dwelling.

LOCATION: 6529 Mellor Road
Sykesville, MD 21784

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

HEARING HELD: May 7, 2002

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 7.5 feet to 5 feet for the construction of an attached garage to an existing dwelling, are as follows:

The Applicant is proposing to construct an attached two-car garage with two bedrooms above it, in order to increase the living space on the first floor. The existing house is only 18 Ft. from the property line. A one car detached garage was removed from the property that was 5 Ft. from the property line, which is the same location the Applicant is proposing to place the addition.

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.

OFFICIAL DECISION

ZA-644

Page Two

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 Administrator's 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 Frantz
GAYLE FRANTZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement