

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: Roger C. Picker  
304 Chelsea Ct.  
Sykesville, MD 21784

REQUEST: A variance reducing one minimum required side yard of 20 feet to about 12 feet for a proposed garage to be attached to the existing dwelling.

LOCATION: 304 Chelsea Court in Election District 14; Rolling Hills subdivision, Plat H, lot 104 recorded in Carroll County Plat Records in Book 16, page 16.

BASES: Article 5C, Section 5C.5; Article 15, Section 15.5; Zononing Ordinance 1E.

HEARING HELD: October 30, 1987

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts only part of the attached garage will be within the minimum required side yard; the location of the dwelling and easterly side property line which converges with relationship to the southeasterly corner of the dwelling reduces the buildable area on the easterly side of the dwelling; the topography and location of the well and water supply line extending to the dwelling restrict use of the rear yard for location of a detached garage; and, there is no indication that the establishment of the attached garage as requested will unduly affect the adjoining properties or public interest.

Nov. 10, 1987

Date

John Totura  
John Totura, Chairman