

Case 3120

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: Roscoe D. Fleming, Jr.  
6424 Church Street  
Sykesville, Maryland 21784

REQUEST: A variance reducing the minimum required front yard of 35 feet to about 9 feet from Flohr Outlet, and the minimum required set back as measured from the center line of Flohr Outlet for a proposed garage to be attached to the existing dwelling.

LOCATION: 6424 Church Street in Election District 5; Locust Knoll subdivision, Lot 14 recorded in Carroll County Plat Records in Book 5, Page 55.

BASES: Article 8, Section 8.5; Article 4, Section 4.16; Article 15, Section 15.5; Ordinance 1E.

HEARING HELD: March 29, 1989

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes reduction of the minimum required side yard of 12 feet to about 9 feet for the proposed garage to be attached to the existing dwelling. The pertinent findings justifying the authorization include the facts that although Flohr Outlet is shown on the recorded subdivision plat of Locust Knoll, it is not improved county standards, nor is there adequate right of way width for construction of a road to county standards. Accordingly, as lot 14 fronts only on Church Street, the property is not a corner lot. Thus, the minimum setback requirement is a side yard of 12 feet, and the provisions governing corner lots do not apply in this case. The variance consists of reduction of the minimum required side yard of 12 feet to about 9 feet. The garage is architecturally compatible

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with the existing dwelling only as proposed, and there is no indication that establishment of the garage will unduly affect the adjoining properties or public interest.

April 11, 1989  
Date

John Totura  
John Totura, Chairman