

Tax Map/Block/Parcel
No. 15-23-252

Building Permit/Zoning
Certificate No. 97-1887

Case 4248

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: David F. And Barbara A. Voso
4922 Roller Road
Millers, Maryland 21102

REQUEST: An appeal of the Zoning Administrator's decision denying a variance reducing the minimum side yard requirement from 20 feet to about 8.4 feet for an attached garage

LOCATION: 4922 Roller Road on property zoned "A"
Agricultural District in Election District 6

BASIS: Article 17, Section 17.4; Ordinance 1E (The Carroll County Zoning Ordinance)

On August 26, 1997, the Board of Zoning Appeals hereinafter "the Board", held a hearing for Case Number 4248, Permit Application #97-1887. The applicants, David F. and Barbara A. Voso, appeared and testified on behalf of their application. The Board notes that although this case is filed as an appeal, the zoning ordinance provides that the matter receive a de novo hearing of the Zoning Administrator's decision. Accordingly, a full hearing on the merits of the application was afforded the applicants.

Mr. Voso testified that he purchased the subject property approximately 17 years ago. He was the second owner of the property. The property is improved by his residence, to which he would like to construct an attached two-car garage which would necessitate the variance to the side yard requirements. The property is improved by a single-story rancher located in the center of the parcel. In support of his application, the applicant indicated that the topography of the lot is one that precludes him from constructing the garage in the rear of the lot. This is due to the slope of the land and the location of the area for the septic field. Placing the garage in a different location would cause him to have to remove an aboveground pool that he has installed as well. He has contacted his adjoining property owners who do not oppose the application. He also noted that several homes in the immediate area to the subject property have two-car garages. The existing garage would measure approximately 24 by 30 or 36 feet and would follow the same contour of the existing roof.

Based on the testimony presented, the Board on motion of Mr.

Hoff, with second by Mr. Reichlin, unanimously approved the requested variance of the side yard requirement to permit the construction of a two-car attached garage. The side yard requirement is thereby reduced from 20 feet to 8.4 feet, more or less.

September 4, 1997

Date

IM/bmh/c4248dec.bmh
September 4, 1997

A handwritten signature in cursive script, reading "James L. Schumacher". The signature is written in black ink and is positioned above the printed name.

James L. Schumacher, Chairman