

**Tax Map/Block/Parcel
No. 63-5-494**

**Building Permit/Zoning
Certificate No. 02-1119**

Case 4701

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANT: Judith & Richard Baker
3432 Sykesville Road
Westminster, Maryland 21157

ATTORNEY: Clark R. Shaffer

REQUEST: An appeal of the Zoning Administrator's decision granting a variance from the required side yard setback of 20 ft. to 4 ft. for the construction of an attached garage.

LOCATION: The site is located at 3430 Sykesville Road, Westminster, MD 21157, on property zoned "R-40,000" Residential District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-182 A

HEARING HELD: August 27, 2002

FINDINGS AND CONCLUSION

On August 27, 2002, the Board of Zoning Appeals (the Board) convened to hear the appeal of the Zoning Administrator's decision granting a variance from the required side yard setback of 20 ft. to 4 ft. for the construction of an attached garage. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant wishes to add a small family room/sunroom two-car garage to the southeast face of their existing house. The Applicant is requesting a side yard variance from the required 20 feet to 4-1/2 feet to enable him to position the garage so as to balance the house and enable the residents to enter and exit the sunroom from the garage. A detached garage would require construction of an additional driveway.

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The Board finds that the configuration of the property is such that the placement of the garage in the proposed location is the most practical spot, and unnecessary hardship to the Applicant would otherwise result. Accordingly, the request for a variance is granted.

9/26/02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman