

Tax Map/Block/Parcel
No. 71-03-365
Case 5778

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Linda L. Hidey
5608 Sierra Court
Mt. Airy, MD 21771

ATTORNEY: N/A

REQUEST: A request to decrease the set back by 5 feet to allow for the construction of a larger garage.

LOCATION: The site is located at 5608 Sierra Court, Mt. Airy, MD 21771, on property zoned "C" Conservation District in Election District 13.

BASIS: Code of Public Local Laws and Ordinances, Section 158.130(C)(2)

HEARING HELD: November 25, 2014

FINDINGS AND CONCLUSION

On November 25, 2014, the Board of Zoning Appeals (the Board) convened to hear a request to decrease the set back by 5 feet to allow for the construction of a larger garage. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

Linda L. Hidey testified as the applicant. She purchased the property last year. She stated that she needed a larger garage for her Suburban. Her vehicle would not fit in the current garage. Although she can barely get a jeep and a Camero into the garage, she cannot park her Suburban in it. She stated that the former residents of the home used to park a motorcycle in the garage. The two car garage is actually a 1 ½ car garage. Part of the garage was used to expand the laundry room. The Board found a practical difficulty not created by the applicant in not being able to park her vehicle into the present garage.

Based on an October 27, 2014 letter from Philip R. Hager, Secretary, Planning & Zoning Commission and an October 23, 2014 memorandum from Lynda Eisenberg, Chief, Bureau of Comprehensive Planning, the property was consistent with the policies and recommendations contained in the Carroll County Master Plan, the Carroll County Master Plan for Water & Sewerage, and other functional plans. The Planning staff stated that the construction of a garage

for residential use would not have an adverse impact on the immediate neighborhood. The staff further found that the request was compatible with the vision and goals for the area. The Board accepted and agreed with these findings.

The Board was convinced that authorization of the request with regard to decreasing the setback for the construction of a larger garage was consistent with the purpose of the zoning ordinance, appropriate in light of the factors considered regarding conditional uses of the zoning ordinance, and would not unduly affect the residents of adjacent properties, the values of those properties, or public interests. The Board approved the applicant's request.

Date

Brian DiMaggio, Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 158.133 (H)(3) of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.