

Tax Map/Block/Parcel
No. 73-18-646

Case 5361

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Timothy A. Reid
1687 Gemini Drive
Sykesville, MD 21784

ATTORNEY: n/a

REQUEST: Variance from the required 10 ft. setback to 5 ft. for the construction of an attached garage onto the existing dwelling.

LOCATION: The site is located at 1687 Gemini Drive, Sykesville, on property zoned "R10,000" Residential District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Section 103-43

HEARING HELD: November 28, 2007

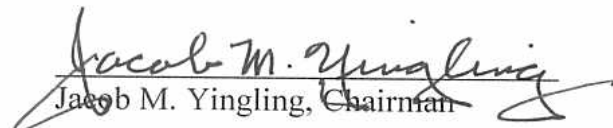
FINDINGS AND CONCLUSION

On November 28, 2007, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 10 ft. setback to 5 ft. for the construction of an attached garage onto the existing dwelling. The Board made the following findings and conclusion:

The Applicant resides on a 9,145 square foot lot. He wishes to add an attached 15 ft. x 43 ft. garage that will match his home. One side of the house is unsuitable as there is a drainage and utility easement on the property. The proposed location is already served by a driveway. There is no other possible location for an attached garage on the property. There are numerous other one car garages in the neighborhood.

Based on the above, the Board found the property to have unique characteristics (undersized lot, burdened by drainage easement, already served by a driveway) such that a strict application of the setbacks under Section 223-89 would result in undue hardship. Accordingly, the Board granted the requested variance.

12/26/07
Date


Jacob M. Yingling, Chairman