

Tax Map/Block/Parcel
No. 74-13-280

Building Permit/Zoning
Certificate No. 04-3429

Case 4983

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

APPLICANT: George W. Harvey, Jr.
6621 Monroe Avenue
Sykesville, MD 21784

ATTORNEY: N/A

REQUEST: A variance from the required setback to 8 ft. for the construction of an attached garage and master bedroom to the existing dwelling.

LOCATION: The site is located at 6621 Monroe Avenue, Sykesville, on property zoned "R-20,000" Residential District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-82 and 223-186 A (3)

HEARING HELD: October 21, 2004

FINDINGS AND CONCLUSION

On October 21, 2004, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required setback to 8 ft. for the construction of an attached garage and master bedroom to the existing dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant stated he wishes to add a garage and a master bedroom to his existing residence. If he located the garage on the other side of the house he would lose one bedroom. In order to build the garage, he would have to begin where existing garage ends. The front of the house is 19 ft. from the property line and the addition would encroach into the required setback area.

The Board finds that there is no other feasible location for the garage on the property, and that it will not adversely impact the neighboring properties. Accordingly, the variance is granted.

Date

11/17/04


Jacob M. Yingling, Chairman