

**Tax Map/Block/Parcel
No. 73-18-555**

Case 5469

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

APPLICANT: Kenneth A. Adams
6502 Bonnie Brae Road
Sykesville, Maryland 21784

ATTORNEY: n/a

REQUEST: A variance from the required minimum side yard setback from 12 ft. to 6 ft. 8 in. for an attached garage.

LOCATION: The site is located at 6502 Bonnie Brae Road, Sykesville, MD 21784, on property zoned "R-20,000" Residential District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Section 223-82

HEARING HELD: March 24, 2009

FINDINGS AND CONCLUSION

On March 24, 2009, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required minimum side yard set back from 12 ft. to 6 ft 8 in. for an attached garage. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant has resided in this house for 14 years. The house already has a one-car garage. The Applicant wishes to attach a new 16 ft. x 25 ft. garage to the home adjacent to the existing garage. The new garage will be used for storage and vehicle parking. The property is approximately .75 of an acre and is served by public water and sewer. There is a deck and a swimming pool in the rear yard.

The lot is shaped like a rectangle and it is angled in the rear. The house is located very close to the right property line of the lot. The new garage will be served by the existing driveway.

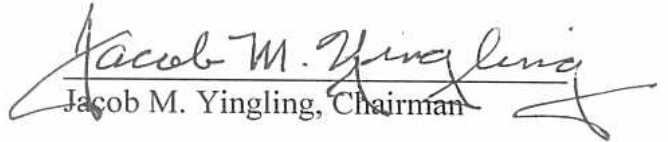
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The Board found several factors which would severely limit the ability of the Applicant to erect a garage on the property without the grant of the requested variance. The rear yard is currently inaccessible for vehicles and contains a pool and deck, leaving practically no room for the garage. The house was constructed near the right side property line and is not centered on the lot. These unique characteristics of this property led the Board to conclude that a strict application of the side yard setback to this proposed garage would result in undue hardship and practical difficulty. There are no other feasible alternatives on the lot for the proposed garage. Accordingly the requested variance was granted.

4/15/09
Date


Jacob M. Yingling, Chairman