Tax Map/Block/Parcel
No. 51-4-455

Building Permit/Zoning
Certificate 93-2173A

Case ZA-102

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Perry J. Armstrong
928 Western Chapel Road
Westminster, MD 21157

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 5 feet for a detached garage located in the side yard.

LOCATION: 928 Western Chapel Road, in E.D. 7

APPLICABLE REGULATIONS: Art. 5, Sec. 5.5; Art. 15, Sec. 15.1(b), 15.5

HEARING HELD: May 4, 1994

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 20 foot side yard requirement for a detached garage located in the side yard are as follows:

a) The property is steeply sloped toward the front and wooded. As a result the dwelling was placed near the rear of the lot where the lot is relatively narrow. Thus the option of locating the garage behind the house or attaching it to the house is not available.

b) The northerly part of the front yard is impacted by the septic system.

c) The garage will be screened by existing trees along the southerly property line.

Approval of this variance is subject to the following condition:

1) The aforementioned trees, which afford screening, shall be retained to the greatest extent possible.

DATE: May 18, 1994

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 102.DEC