Tax Map/Block/Parcel
No. 46-21-1165

Building Permit/Zoning
Certificate 94-0901

Case ZA-104

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: David E. Reeve
704 Woodside Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum front yard requirement from 45 feet to about 37.5 feet for a detached garage.

LOCATION: 704 Woodside Drive, in E.D. 7, Lot 16A in Sec. 2 of Walnut Ridge, a subdivision plat recorded at 14/4.

APPLICABLE REGULATIONS: Art. 66B, Sec. 5.04; Art. 15, Sect. 15.5

HEARING HELD: May 5, 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 45 foot front yard requirement for a detached garage in the front yard are as follows:

a) This is a corner lot. The applicant proposes to locate a detached garage in the front yard bounded by Kent Terrace, an undeveloped street.

b) Spacing between the garage and the dwelling is dictated by the location of the dry well, the need for maneuvering space, and the need for a pad for additional off-street parking.

DATE: May 19, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 104.DEC