Tax Map/Block/Parcel
No. 74-1-749

Building Permit/Zoning
Certificate 94-1017

Case ZA-108

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: James & Donna Morgan
2000 Bennett Road
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum required yard from 60 feet to about 40 feet for a new residence.

LOCATION: 5855 Monroe Avenue, in E.D. 5, Lot 10 in Sec. III of Morgan Estates, a subdivision plat recorded at 37/158.

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 60 foot front yard requirement for a new residence are as follows:

a) This is a corner lot. The building envelope is severely restricted by the 60 foot setback.

b) Since this plat was recorded the Zoning Ordinance requirement for a front yard in the R-40,000 District has been reduced to 40 feet.

DATE: May 20, 1994 Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 108.DEC