Tax Map/Block/Parcel
No. 40-6-481

Building Permit/Zoning
Certificate 94-0861

Case ZA-109

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Robert Robinson
1313 Gittings Avenue
Baltimore, MD 21239

REQUEST: A variance reducing the minimum front yard requirement from 60 feet to about 45 feet for an attached garage.

LOCATION: 3488 Woodholme Drive, in E.D. 8, Lot 5 in Ber Har Heights. a subdivision plat recorded at 32-174

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 from Allview Drive for an attached garage are as follows:

a) The orientation of the residence on this corner lot was determined by:
   1) The safer driveway access from Woodholme Drive. (The lot slopes steeply from Allview Drive).
   2) A diagonal orientation would have infringed on the septic area.
   3) Facing the house toward Allview Drive would have resulted in a severely restricted back yard.

b) The Zoning Ordinance was amended on October 29, 1992 to change the front yard requirement for the "R-40,000" District from 60 foot to 40 foot.

DATE: May 19, 1994 Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 109.DEC