Tax Map/Block/Parcel
No. 40-22-243

Building Permit/Zoning
Certificate 94-1333

Case ZA-113

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Leopoldo Santiago
2702 Coon Club Road
Westminster, MD 21157

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 10 feet for an attached garage.

LOCATION: 2702 Coon Club Road, in E.D. 8, lot 1 in Lynwood Section of Aspen Run, a subdivision plat recorded at 16/74

APPLICABLE REGULATIONS: Art. 5C, Sec. 5C.5, Art. 15, Sec. 15.5

HEARING HELD: June 1, 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 an attached garage are as follows:

a) This is a corner lot. Placement of the dwelling was affected by the front yard requirement on Aspen Drive.

b) The existing 12 foot carport has established the parking use at the side of the house. The carport will be replaced by the attached 2 car garage.

c) The area to the rear of the existing carport is occupied by a mature tree, precluding location of a detached garage in the rear yard.

DATE: June 13, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 113.DEC