Tax Map/Block/Parcel
No. 39-17-295

Building Permit/Zoning
Certificate 94-114

Case ZA-114

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Paul Kevin Wildisan
1122 Lynn Haven Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum required side yard from 12 feet to about 4 feet for an attached garage.

LOCATION: 1122 Lynn Haven Drive, in E.D. 7

APPLICABLE REGULATIONS: Art. 7, Sec. 7.5, 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 12 foot side yard requirement for an attached garage are as follows:

a) The existing dwelling is located well toward the rear of the lot in excess of the minimum front yard requirement. The result is limited rear yard area.

b) Options for placement of a garage to the left or to the rear are precluded by a concrete porch on the left and the well in the rear.

c) The property is located on a private street and the 30 foot street shown on the survey is apparently not intended for development.

d) The attached garage will replace an existing carport and intended for storage of a motor home as well as personal vehicles.

DATE: June 13, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 114.DEC