Tax Map/Block/Parcel
No. 53-9-727

Building Permit/Zoning
Certificate 94-1347

Case ZA-115

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Bruce McGuire & Shirley Knott
2501 Lewis Lane
Finksburg, MD 21048

REQUEST: A variance reducing the minimum required front yard from 60 feet to about 45 feet for an addition.

LOCATION: 2501 Lewis Lane, in E.D. 4, lot 6 in Evergreen Hills, a subdivision plat recorded at 14/12

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 60 foot front yard requirement for an addition to an existing residence are as follows:

a) This is a corner lot. The dwelling is oriented on the diagonal to the intersection. Space for enlargement is limited.

b) A basement entry obstructs an addition to the rear.

c) The proposed addition will afford needed bedroom space.

d) Large evergreen trees on the site will effectively screen the addition from neighboring properties.

e) The minimum front yard requirement by the Zoning Ordinance is 40 feet.

DATE: June 13, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 115.DEC