Tax Map/Block/Parcel
No. 44-21-216

Building Permit/Zoning
Certificate 94-1528

Case ZA-117

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Edward Wilson
T/A Timber Creek Corporation
18603 Falls Road
Hampstead, MD 21074

Mr Robert Tyson, Owner
822 Springdale Road
New Windsor, MD 21776

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 11 feet for an attached garage.

LOCATION: 822 Springdale Road, New Windsor, MD 21776
Lot 1 in Erdman Gardens, A subdivision recorded at 21/89

APPLICABLE REGULATIONS: Article 6, Section 6.7; Article 15, Section 15.5

HEARING HELD: July 6, 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 requirement for a 20 foot side yard for an attached garage are as follows:

a) This lot has a fairly restrictive building envelope. The dwelling is oriented toward the use-in-common drive and is located relatively close to the northwesterly property line.

b) The topography falls away from the dwelling toward Springdale Road, limiting construction opportunities in that direction.

c) The 30 foot attached garage is needed to accommodate a handicapped equipped van for a family member.

DATE: July 18, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case117.FC