Tax Map/Block/Parcel
No. 76-12-210

Building Permit/Zoning
Certificate 94-1573

Case ZA-118

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: David and Barbara Middleton
7433 John Pickett Road
Woodbine, MD 21797

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 13 feet for an attached garage.

LOCATION: 7433 John Pickett Road, in Election District 14

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) The dwelling on this site is located well back from John Pickett Road and extremely near the westerly property line considering the width of the lot. The westerly side of the dwelling is the logical place for an attached garage, based on the floor plan.

b) Location of a detached garage in the rear yard is impractical because of the rising topography and several small buildings located there.

c) The property to the west is not developed.

DATE: July 18, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case118.FC