Tax Map/Block/Parcel
No. 39-23-786

Building Permit/Zoning
Certificate 94-1807

Case ZA-119

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Ms Sarah Thomas
301 Avalon Lane
Westminster, MD 21157

REQUEST: A variance reducing the minimum required front yard from 50 feet to about 45 feet for a new residence.

LOCATION: 356 Nathans Drive, in Election District 7, Lot 14 Plat A of The Resurvey Of Kelly's Delight, a subdivision recorded at 28/19,20

APPLICABLE REGULATIONS: Article 5, Section 5.5; 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 50 foot front yard for a new residence with attached garage are as follows:

a) The topography of this site limits the location of a dwelling.

b) The design of this dwelling requires the proposed orientation and results in a corner of the attached garage protruding over the minimum building line.

c) The adjoining lots are heavily wooded and home sites are not close to the property line.

DATE: July 18, 1994

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case119.FC