Tax Map/Block/Parcel
No. 46-14-1140

Building Permit/Zoning
Certificate 94-2092

Case ZA-127

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Anna L. Sell
302 Beacon Mews Ct.
Westminster, MD 21157

REQUEST: A variance reducing the minimum front yard requirement from 35 feet to about 17 feet and the minimum rear yard requirement from 40 feet to about 24 feet for a detached garage.

LOCATION: 302 Beacon Mews Ct., in E.D. 7, Lot 7, in Beacon Meadows, a subdivision recorded at 36/101.

APPLICABLE REGULATIONS: Art. 8, Sec. 8.5, Art. 15, Sec. 15.5

HEARING HELD: August 3, 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 35 foot front yard and a 40 foot rear yard requirement for a detached garage are as follows:

a) This lot has an extremely limited buildable area as a result of its configuration. The lot has 277 feet of street frontage and is less than 70 feet deep except for the area where the dwelling was constructed.

b) The buildable area is also affected by a 20 foot drainage and utility easement along the non-road frontage lot lines.

DATE: 8-9-94

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 127.DEC