Tax Map/Block/Parcel
No. 51-16-156

Building Permit/Zoning
Certificate 94-2317

Case ZA-131

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Clifford R. Baumgardner
838 Warfieldsburg Road
Westminster, MD 21157

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 16 feet for an existing dwelling, to permit division of the property into two lots.

LOCATION: 838 Warfieldsburg Road, in E.D. 7

APPLICABLE REGULATIONS: Art. 6, Sec. 6.7, 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 20 foot side yard requirement for an existing dwelling are as follows:

a) The Subject property includes two existing dwellings located approximately 36 feet apart. The proposed line of division cannot provide the required 20 foot side yard for both dwellings.

b) The smaller dwelling, a "summer house" was built in about 1933 and was not used as a dwelling at the time the newer home was constructed in 1970.

DATE: August 9, 1994 Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 131.DEC