Tax Map/Block/Parcel
No. 74-4-525

Building Permit/Zoning
Certificate 94-2413

Case ZA-~~126~~ 134

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Leroy & Marie Kunkel
5907 Dale Drive
Sykesville, MD 21784

REQUEST: A variance reducing the minimum required front yard from 40 feet to about 15 feet for an attached breezeway and garage.

LOCATION: 5907 Dale Drive, in Election District 5, Lot 53 in Section 1 of Carroll Square, a subdivision plat recorded at 7/82

APPLICABLE REGULATIONS: Article 7, Section 7.5; Article 15, Section 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 40 foot front yard requirement for an attached garage are as follows:

a) This is a corner lot. The house is oriented toward Dale Drive, while Courtland Drive passes on the architectural side of the house.

b) The topography of this lot falls away from Dale Drive beyond the house, making construction of a detached garage in the back yard impractical.

c) Location of the septic system on the northwest side of the lot precludes construction of the garage in that location.

d) The design of the existing deck and walk system necessitates the breezeway connection. In addition, the electrical boxes for the house are located at the front corner of structure.

DATE: 8-9-94

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement