Tax Map/Block/Parcel
No. 53-16-798

Building Permit/Zoning
Certificate 94-2785

Case ZA-137

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Michael and Anita Worthen
2715 Lawndale Road
Finksburg, MD 21048

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 11 feet for an attached garage.

LOCATION: 2715 Lawndale Road, in E.D. 4, Lot 5, in Sect. 1, of the Village of Peachwood, a subdivision recorded at 21/37.

APPLICABLE REGULATIONS: Article 5C, Section 5C.5, Article 15, Sec. 15.5

HEARING HELD: October 5, 1994

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted as modified to 12 feet.

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 attached garage are as follows:

a) The side property lines converge toward the rear causing the available side yard to decrease.

b) Alternative locations for a garage in the back yard would affect the septic system.

c) An existing row of mature pine trees will screen the garage from the adjoining property.

Approval of this variance is subject to the following condition:

1) Applicant is directed to revise the building permit to reflect this decision. (i.e. the garage is to be no more than 22 feet wide)

DATE: 10-13-94

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

CASE137.DEC