Tax Map/Block/Parcel
No. 74-12-53

Building Permit/Zoning
Certificate 94-~~3324~~
2334

Case ZA-142

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Firetti Construction Group, Inc.
10304 Baltimore National Pike
Ellicott City, MD 21042

REQUEST: A variance reducing the minimum rear yard requirement from 35 feet to 33.1 feet for a new residence.

LOCATION: 1813 Falstaff Ct., in E.D. 5, Lot 272, in Section 4A of Carrolltown, a subdivision recorded at 37/17.

APPLICABLE REGULATIONS: Article 14, Division VIII, Section 14.8(j); Article 15, Section 15.5

HEARING HELD: October 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 35 foot rear yard requirement for a new residence under construction are as follows:

a) The minimum buildable area on this lot is very restrictive.

b) The house location was staked correctly, however, the foundation contractor apparently set the main wall of the house on the line and overlooked the projection or assumed it was cantilevered.

c) The foundation survey was delayed because the wrong lot was surveyed. By the time the error was discovered, the house was under roof.

d) The house gives the appearance of being in line with its neighbors and the location will not detract from the community.

DATE: 10-13-94

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

CASE142.DEC