Tax Map/Block/Parcel
39 21 366

Building Permit/Zoning
Certificate 94-4113A

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD

APPLICANT: Maynard Puckett
2652 Baumgardner Road
Westminster, Maryland 21158

REQUEST: A variance reducing the minimum front yard requirement from 35 feet to about 31 feet for a new residence under construction.

LOCATION: 318 N. Cranberry Road in E. D. 7, Lot 1 of Evans Hill, a subdivision recorded at 37/33.

APPLICABLE REGULATIONS: Article 8, Section 8.5; Article 66B, Section 5.04; Article 15, Section 15.5.

HEARING HELD: November 2, 1994

FINDINGS AND CONCLUSIONS

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 requirement for a new residence, are as follows:

a) The house location was staked by the builder. The location was adjusted to avoid a large rock deposit which would otherwise have required blasting. Blasting was considered inadvisable in this area of small lots and older homes. Since no financial institution was involved, a professional survey was not required and the error in measurement was not discovered until the house was substantially complete.

b) The older homes located adjacent to this site along N. Cranberry Road are as close or closer to the road. Except for the fact that this lot is on a recorded plat showing a minimum building line of 35 feet, the minimum front yard requirement would have been subject to the modification allowed under Section 15.2(a). The location of the new house is consistent with the location of other homes in the neighborhood.

DATE: Nov. 4, 1994

Solveig L. Smith
Solveig L. Smith
Zoning Administrator

cc: Zoning Enforcement

code: CA145.dec