Tax Map/Block/Parcel
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Building Permit/Zoning
Certificate 94-3411

Case ZA-146

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD

APPLICANT: Kimberly D. Walsh
2102 Hanover Pike
Hampstead, Maryland 21074

REQUEST: A variance reducing the minimum front yard requirement from 40 feet to about 21 feet for a detached garage.

LOCATION: 2102 Hanover Pike, lot 24 in Section A of Hunt Ridge, a subdivision recorded at 10/92.

APPLICABLE REGULATIONS: Article 7, Section 7.5; 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 40 foot front yard requirement for a detached garage in the front yard, are as follows:

a) This is a corner lot, therefore there are two front yard requirements and the buildable area is doubly restricted.

b) The property is served by private well and septic. The location of the septic system and replacement area in the rear yard limits placement of the garage to the location proposed.

c) The location of this house at an intersection with Md. Rt. 30 makes provision of off-street parking imperative.

DATE: Nov 10, 1994

Solveig L. Smith
Solveig L. Smith
Zoning Administrator

cc: Zoning Enforcement

code: CA146.dec