Tax Map/Block/Parcel
14 18 410

Building Permit/Zoning
Certificate 94-3564

Case ZA 147

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD

APPLICANT: Jack C. and Darlene M. Stone
4210 Valley Vista Court
Manchester, Maryland 21101

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 5 feet for an attached garage.

LOCATION: 4210 Valley Vista Court in E.D. 6, lot 20 in Section 2 of Valley Vista, a subdivision plat recorded at 13/83.

APPLICABLE REGULATIONS: Article 6, Section 6.7; Article 15, Section 15.5.

Hearing Held: December 7, 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 20 foot side yard requirement for an attached garage, are as follows:

a) The 100 foot minimum building line on this lot results in limited back yard space. The back yard is already occupied by an in-ground swimming pool and accompanying decks and fence.

b) Placement of a detached garage in the rear yard would require removal of established trees and relocation of the paved driveway.

Approval is subject to the following condition:

1) Applicant is directed to pursue revision of the subdivision plat to remove or reduce the 10 foot drainage and utility easement currently shown on the record plat. This building permit cannot be approved for zoning until the revision is complete.

12-15-94
Date

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
file
chron

code: case147.dec