Tax Map/Block/Parcel
70 17 195

Building Permit/Zoning
Certificate 94-3640

Case ZA-149

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD

APPLICANT: Helen and Gary Matthews
6649 Wind Ridge Road
Mt. Airy, Maryland 21771

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 18 feet for an attached garage.

LOCATION: 6649 Wind Ridge Road in E.D. 13, Lot 63 in Section 3 of Christy Acres, a subdivision plat recorded at 27/153.

APPLICABLE REGULATIONS: Article 5C, Section 5C.5; 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 sloping topography of this lot and the location of the septic system in the rear yard preclude placement of a detached garage in the rear yard.

b) A recent location survey indicates that the variance required is one foot or less, even less than originally requested.

c) The proposed garage addition will be architecturally compatible with the dwelling and with the neighborhood.

12-15-94
Date

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
file
chron

code: Case149.dec