Tax Map/Block/Parcel
39 24 732

Building Permit/Zoning
Certificate 94-3157

Case ZA-150

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD

APPLICANT: James C. and Angela Heckendorn
5236 Stone Bridge Way
Sykesville, Maryland 21784

REQUEST: A variance reducing the minimum front yard requirement from 40 feet to about 21 feet for enlargement of an attached garage.

LOCATION: 5236 Stone Bridge Way, Lot 31 in Section 4 of Stone House Village, a subdivision plat recorded at 27/129.

APPLICABLE REGULATIONS: Article 66B, Section 5.04; 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 40 foot front yard requirement, are as follows:

a) This lot was previously the subject of a variance request in Zoning Appeals Case 2660 which reduced the front yard requirement to 33 feet for the attached garage. The current request is to reduce the front yard further to 21 feet at the closest point of the enlargement.

b) Although this lot was recorded with the front yard requirement shown along the back property line of Lot 30, in fact the dwelling is oriented toward the Use In Common driveway which separates the lot from Lots 34 and 35. The location of the dwelling provides a generous front yard along this line.

c) The lot line to the side in question (the technical front yard) lies at an angle to the wall of the dwelling so that the maximum encroachment occurs at the rear corner of the garage, while the front corner will be approximately 30 feet from the common property line with Lot 30. The owner of Lot 30 did not appear in protest.

Approval of this variance is subject to the following condition:

1) The effective front yard of the dwelling facing the Use In Common driveway shall be maintained to at least the minimum front yard for the district (40 feet).

12-14-94
Date

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
file
chron

code: CASE150.dec