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Building Permit/Zoning
Certificate 94-3744

Case ZA-152

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD

APPLICANT: Robert and Susan Danton
4279 Wolf Hill Drive
Hampstead, Maryland 21074

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

LOCATION: 4279 Wolf Hill Drive in E.D. 8, Lot 55 in Section 5 of Wolf Hill, a subdivision plat recorded at 24/163.

APPLICABLE REGULATIONS: Article 5C, Section 5C.5; Article 15, Section 15.5.

Hearing Date: 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, are as follows:

a) The dwelling is located at the extreme northerly end of the lot, apparently as a result of the lot's proximity to the edge of a 100 year flood plain as shown on the plat of Wolf Hill, Section 5. There is insufficient space for an attached garage on the northerly side of the dwelling without a variance.

b) Location of an attached garage to the southerly end of the dwelling is precluded by the location of the septic system and would be incompatible with the design of the living space.

c) Location of a detached garage to the south or to the rear of the dwelling would require removal of established trees, and would involve the septic system and the concerns regarding the flood plain.

Approval of this variance is subject to the following condition:

1) Applicant is directed to pursue the amendment of the subdivision plat to remove or reduce the 10 foot drainage and utility easement shown on the subdivision plat. The building permit for the attached garage as proposed cannot be approved for zoning until the amended plat is complete.

12-14-94
Date

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
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chron

code: CASE152.dec