Tax Map/Block/Parcel
No. 39-17-755

Building Permit/Zoning
Certificate 94-4005

Case ZA-154

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Bernard & Theresa Collins
1421 Cotton Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum side yard requirement from 12 feet to about 10 feet for an addition to the dwelling.

LOCATION: 1421 Cotton Drive, in E.D. 7, Lot 35, in Section 3 of Hickory Ridge, a subdivision plat recorded at 21/64.

APPLICABLE REGULATIONS: Art. 7, Sec. 7.5; Art. 15, Sec. 15.5;

HEARING HELD: January 4, 1995

FINDINGS AND CONCLUSION

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 12 foot side yard requirement for an addition to the dwelling are as follows:

a) The proposed addition is intended as an "in-law" apartment for a family member who is disabled.

b) The location of the septic system prohibits expansion to the rear.

c) The dwelling is centered on the lot. Neither side yard is large enough to accommodate the addition without a variance.

Approval of this variance is subject to the following condition:

1) Use of the property is restricted to a single family dwelling. The addition is not approved an independent living unit.

DATE: 1-11-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 154.DEC