Tax Map/Block/Parcel
No. 73-12-108

Building Permit/Zoning
Certificate 95-0126

Case ZA-159

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Denton W. Gosnell
8914 Liberty Rd.
Randallstown, MD 21133

REQUEST: A variance reducing the minimum front yard requirement from 70 feet to about 35 feet from the center line of Walnut Ave. and the rear yard requirement from 50 feet to about 35 feet for a new residence.

LOCATION: 6203 Walnut Ave., in E.D. 5

APPLICABLE REGULATIONS: Art. 4, Sec. 4.16, Art. 7, Sec. 7.5, Art. 15, Sec. 15.5

HEARING HELD: March 1, 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 70 foot setback requirement and a 50 foot rear yard requirement for a new residence are as follows:

a) The subject property is surrounded by small lots and is part of a subdivision recorded before current requirements were adopted. No additional land is available which would address the front and rear yard shortcomings. Other houses in the area are similarly located.
b) The front setback could be addressed by the modifications allowed in Sec. 15.2 (a) except that Walnut Ave. terminates at the next lot and the dwelling on that lot is oriented toward the south instead of toward the west as this lot would be.
c) The property is served by public water and sewer; therefore, lot area is not a concern.

Approval of these variances is subject to the following conditions:

1) The applicant stated that the house location may be shifted to allow for a future garage. Minimum side yard requirements will apply.

DATE: 3-10-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 159.DEC