Tax Map/Block/Parcel
No. 71-13-113

Building Permit/Zoning
Certificate 93-0103

Case ZA-16

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Ronnie Eugene King
6605 Runkles Road
Mt. Airy, MD 21771

REQUEST: Variances reducing the minimum required front yard from 40 ft. to about 10 ft. and the minimum side yard from 20 ft. to about 10 ft. for an addition.

LOCATION: 6605 Runkles Road, in Election District 13.

APPLICABLE REGULATIONS: Article 5, Section 5.1, Article 15, Section 15.1(b), 15.5 Zoning Ordinance 1E.

HEARING HELD: March 3, 1993

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 40 foot front yard requirement and a 20 foot side yard requirement for an addition to the existing dwelling are as follows:

a.) Property is extremely limited by a flood plain. Approximately one third is buildable.

b.) The house pre-dates 1963.

c.) The house was located adjacent to old road bed. Approximately 150 feet separates it from the new road.

d.) The proposed addition cannot be built in the rear yard because of constraints imposed by the septic system.

Solveig L. Smith

March 9, 1993

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case16.FC