Tax Map/Block/Parcel
No. 53-20-700

Building Permit/Zoning
Certificate 95-0173

Case ZA-163

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

**APPLICANT:** Dennis W. Linker
2201 Pheasant Run Drive
Finksburg, MD 21048

**REQUEST:** A variance reducing the minimum front yard requirement from 40 feet to about 16 feet for an attached garage.

**LOCATION:** 2201 Pheasant Run Drive, in E.D. 4, lot 20 in Pheasant Run, a subdivision recorded at 11/79.

**APPLICABLE REGULATIONS:** 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 as modified to 18 feet during the hearing.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 40 foot front yard requirement for an attached garage are as follows:

a) This is a corner lot and is therefore constrained by two front yard requirements.

b) The topography falls away from Green Mill Rd., a full story so that a garage at the lower grade would be less practical for access to the dwelling.

c) Placement of a detached garage to the rear of the dwelling is precluded by the septic system location.

d) Carroll County Bureau of Roads Operations has verified that the proposed addition will not adversely affect their operations.

Approval of this variance is subject to the following condition:

1) The proposed garage is to be modified to no larger than 24' x 30'.

DATE: 3-10-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 163.DEC