Tax Map/Block/Parcel
No. 32-22-376

Building Permit/Zoning
Certificate 95-0429

Case ZA-171

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Richard M. & Martha L. Mosley
1610 Amalfi Drive
Westminster, MD 21157-3904

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 15 feet for an addition to the dwelling.

LOCATION: 1610 Amalfi Drive, in E.D. 8, lot 19 in Section 3 of Cape Horn South, a subdivision recorded at 13/85.

APPLICABLE REGULATIONS: Art. 6, Sec. 6.7, Art.15, Sec. 15.5.

HEARING HELD: April 5, 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 20 foot side yard requirement for an addition to the dwelling are as follows:

a) The 2 story addition will include an attached garage with a master bedroom above it. The existing dwelling is located so that neither side yard will accommodate a reasonable addition without a variance.

b) This lot has an unusually deep front yard. The result is a very limited rear yard. (Encroachment over the minimum building line by the existing dwelling is covered by Section 5-114 of the Annotated Code of Maryland. This decision is intended to include a variance to the front yard requirement, the MBL, to permit the extension of the dwelling.)

c) The lot slopes upward to the rear so that construction in the rear yard would require significant excavation to achieve proper drainage.

Approval of this variance is subject to the following condition:

1) Applicant shall move their existing storage shed, presently located on the adjoining property to the north, onto their own lot immediately; or furnish a written statement from the adjoining property owner giving permission for a specified time for removal of the shed.

DATE: 4-11-95

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 171.DEC