Tax Map/Block/Parcel
No. 33-4-488

Building Permit/Zoning
Certificate 95-0598

Case ZA-172

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Gary Yeagley
4516 Foxtail Rd.
Hampstead, MD 21074

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 17 feet for an addition to the dwelling.

LOCATION: 4516 Foxtail Road, in E.D. 8, lot 12 in Section 3 of Fairmount North, a subdivision recorded at 44/33

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 proposed addition is for a bath, and enlargement of bedroom space. Accordingly, this is the only area for an addition which would be compatible with the floor plan.

b) The location of the septic system precludes an addition to the rear.

c) Expansion to the front is similarly restricted by the well location.

Approval of this variance is subject to the following condition:

1) Applicant is directed to furnish an Engineer's Location Survey to assure that the side yard measurement is as proposed. This decision authorizes reduction of the side yard to no less than 17 feet.

DATE: 4-11-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 172.DEC