Tax Map/Block/Parcel
No. 40-13-228

Building Permit/Zoning
Certificate 95-0733

Case ZA-178

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Raymond Fritz, Jr.
4303 Royal Avenue
Westminster, MD 21157

REQUEST: A variance reducing the minimum rear yard requirement from 50 feet to about 47 feet for an addition to the dwelling.

LOCATION: 742 Leister's Church Road, in E.D. 8

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

HEARING HELD: May 3, 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 50 foot rear yard requirement for an addition to a dwelling are as follows:

a) The addition comprises a replacement of former dining room space. The space is being re-configured based on the well location.

b) The dwelling is located well beyond the minimum front yard requirement, resulting in a rear yard that is relatively short.

c) The property to the rear is actively being farmed and is covered by an Ag Preservation district. It is not available to increase the area of this lot and will not be affected by this variance.

DATE: May 11, 1995

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 178.DEC