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

Building Permit/Zoning
Certificate 95-1160

Case ZA-183

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Gary & Kathy Yeagley
4516 Foxtail Road
Hampstead, MD 21074

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 13.5 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 8/21.

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

HEARING HELD: June 7, 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:

This project was earlier the subject of case ZA-172. After the 3 foot variance was granted in that ease, it was discovered that the variance granted was insufficient for completion of the project. Approval of this request for a variance of 6.5 feet is granted based on the same facts:

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) The existing trees along the affected property line shall be preserved for screening to the extent possible.

DATE: June 21, 1995

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 183.DEC