Tax Map/Block/Parcel
No. 66-17-245

Building Permit/Zoning
Certificate 95-1905

Case ZA-194

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: David & Mary Bowden
5304 Fleming Road
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum side yard requirements from 20 feet to about 12 feet 7 inches for a detached garage.

LOCATION: 5304 Fleming Road, in Election District 9, lot 17 in Fleming Way Estates, a subdivision recorded at 12/41.

APPLICABLE REGULATIONS: Art. 5C, Sect. 5C.5; Art.15, Sec. 15.5

HEARING HELD: July 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 a detached garage are as follows:

a) This lot is bisected by a drainage and utilities easement, resulting in a relatively shallow buildable area.

b) Location of a detached garage behind the dwelling is precluded by the location of the septic system.

c) An attached garage is incompatible with construction details of the modular dwelling.

DATE: 7-13-95

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 194.D95