Tax Map/Block/Parcel
No. 39-17-755

Building Permit/Zoning
Certificate 95-2240

Case ZA-196

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Bernard & Theresa Collins
1421 Cotton Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum front yard requirement from 40 feet to about 24 feet for an attached garage.

LOCATION: 1421 Cotton Drive, in E.D. 7, lot 35 in Sec. 3 of Hickory Ridge Farm, a subdivision recorded at 21/64.

APPLICABLE REGULATIONS: Art. 7, Sect. 7.5; Art.15, Sec. 15.5

HEARING HELD: August 2, 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 40 foot front yard requirement for an attached garage are as follows:

a) The rear yard of the property is occupied by the septic area and a pool with a deck, thus precluding placement of a detached garage in the rear yard.

b) There is insufficient side yard for placement of a garage on the side.

Approval of this variance is subject to the following conditions:

1) The garage shall be limited to 23 feet in depth and the location shall be staked by a professional engineer.

DATE: Aug 7, 1995

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 196.D95