Tax Map/Block/Parcel
No. 74-13-681

Building Permit/Zoning
Certificate 95-2911

Case ZA-204

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Patriot Homes, Inc.
P.O. Box 1018
Columbia, MD 21044

REQUEST: A variance reducing the minimum rear yard requirement from 35 feet to about 34 feet for a new residence.

LOCATION: 6572 Kali Drive, in E.D. 5, Lot 294, in Sect. 4A of Carrolltowne, a subdivision recorded at 37/23.

APPLICABLE REGULATIONS: Art. 14, Sec. 14.8(j); Art. 15, Sec. 15.5;

HEARING HELD: September 6, 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 35 foot rear yard requirement for a residence are as follows:

a) The lot area is at the minimum for the zone and the buildable area is very restrictive. The area is developed with 2 story homes, relatively deep for their width. This design offers a mix of house styles.

b) To reduce the depth of the garage or the adjoining area of the dwelling would affect construction details and result in impractical configuration of the spaces.

DATE: 9-22-95

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 204.DEC