Tax Map/Block/Parcel
No. 74-1-749

Building Permit/Zoning
Certificate 95-2796

Case ZA-209

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: James and Donna Morgan
2900 Bennett Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum front yard requirement from 60 feet to about 40 feet for a new residence.

LOCATION: 5726 Banjo Drive, in E.D. 5, Lot 18, in Sect. 3 of Morgan Estates, a subdivision recorded at 37/159.

APPLICABLE REGULATIONS: Art. 66B, Sec. 5.04; 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 60 foot front yard requirement for a residence are as follows:

a) The restrictive BAFR(Buildable Area for Residence) on this lot does not allow construction of a dwelling consistent in size with other dwellings in the development.

b) The zoning requirements for front yards in the "R-40,000" district has been modified since this plat was recorded to 40 feet.

DATE: 9-22-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Ccde: Case 209.DEC