Tax Map/Block/Parcel
No. 32-17-577

Building Permit/Zoning
Certificate 95-3101

Case ZA-216

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Reisterstown Federal Savings Bank
10817 Reisterstown Road
Reisterstown, MD 21136

REQUEST: A variance reducing the minimum rear yard requirement from 50 feet to about 21 feet for an existing residence.

LOCATION: 1920 Cape Horn Road, in E.D. 6

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

HEARING HELD: September 29, 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 50 foot rear yard requirement for a residence are as follows:

a) The present owner (Reisterstown Federal Savings Bank) did not create the substandard yard. A small parcel acquired by the previous owner to correct the substandard yard did not pass to the present owner with the dwelling.

b) The small parcel is not presently available to Reisterstown Federal Savings Bank.

c) A proposed transfer to a new buyer can not take place without the variance.

d) The small parcel can not be used independently under the terms of the Zoning Ordinance and so has no potential for an incompatible use.

DATE: 10-16-95

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 216.DEC