Tax Map/Block/Parcel
No. 58-22-556

Building Permit/Zoning
Certificate 95-3305

Case ZA-218

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: David J. Coyle, Jr.
805 Wilda Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum rear yard requirement from 50 feet to about 39 feet for an attached garage.

LOCATION: 805 Wilda Drive, in E.D. 4; lot 3, in Section 1 of Peach Mill Estates, a subdivision recorded at 23/177.

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

HEARING HELD: November 1, 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 an attached garage are as follows:

a) The existing dwelling is located at the extreme rear of the lot and is situated at an angle to the rear line. One corner of the dwelling violates the rear yard requirements but is covered by a change in the State Law enacted in 1989. The garage addition will encroach further into the 50 foot minimum yard requirement.

b) To move the garage forward enough to comply would involve the steep slope at the front of the property and would be incompatible with the architectural design of the dwelling.

c) Applicants have secured a joint maintenance agreement authorizing them to use the existing driveway which lies along their southwesterly property line and which also serves lots 27 and 28. This driveway is well established and represents a significant improvement over the former driveway location, which is proposed to be abandoned.

DATE: 11-16-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 218.DEC