Tax Map/Block/Parcel
No. 67-1-321

Building Permit/Zoning
Certificate 95-3397

Case ZA-219

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Michael Stem
1318A Old New Windsor Rd.
New Windsor, MD 21776

REQUEST: Variances reducing the minimum front yard requirement from 65 feet from the center line of Old Liberty Road to about 52 feet, and reducing the minimum setback for a fence from 10 feet to about 5 feet.

LOCATION: 1715 W. Old Liberty Road, in E.D. 9

APPLICABLE REGULATIONS: Art. 4, Sec. 4.16; Art. 11, Sec. 11.1(d), (8) and 11.6 and 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 65 foot setback requirement from center line of Old Liberty Road for a mini storage building and a 10 foot setback requirement for the fence are as follows:

a) This is a fairly shallow property with road frontage on three sides. A front yard requirement applies on back road frontage. The result is a reduced buildable area.
b) Old Liberty Road, where the front setback variance is requested, dead ends approximately 500 feet beyond this property. Most of this frontage is separated from the road by a deep ditch.
c) The existing fence was approved on an earlier approved site plan and is in good condition. The existing setback is adequate for the required landing.
d) The right of way for Maryland Rt. 26 extends 90 feet beyond the paved portion so that the fenced facility is well separated from traffic.

DATE: 11-16-95

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 219.DEC