Tax Map/Block/Parcel
No. 14-2-316

Building Permit/Zoning
Certificate 95-3456

Case ZA-220

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Thomas & Teresa Richards
4703 Warner Drive
Manchester, MD 21102

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 11 feet for an addition to the residence.

LOCATION: 4703 Warner Drive, in E.D. 6, lot 10 in Valley View, a subdivision recorded at 7/50.

APPLICABLE REGULATIONS: Art. 6, Sec. 6.7; 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 20 foot side yard requirement for an addition to the dwelling are as follows:

a) The proposed addition includes a living room and family room or "great" room. The floor plan of the home dictates this location.

b) The rear yard is occupied by the septic system, prohibiting expansion in that direction.

c) The dwelling on the property most affected is located more than 100 feet from the common property line.

DATE: 11-16-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 220.DEC