Tax Map/Block/Parcel
No. 58-18-677

Building Permit/Zoning
Certificate 95-3691

Case ZA-224

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Kohler Development Corporation
2420 Twin Knolls Circle
Westminster, MD 21136

REQUEST: A variance reducing the minimum side yard requirement from 50 feet to about 40 feet for a new residence.

LOCATION: 2935 Talbert Court, in E.D. 4; lot 35 in section 2 of St. Georges Gate, a subdivision recorded at 36/37.

APPLICABLE REGULATIONS: Art. 5, Sec. 5.5; Art. 15, Sec. 15.5

HEARING HELD: December 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 50 foot side yard requirement for a new residence are as follows:

a) This lot is "pie-shaped", having limited frontage on Talbert Court, and widening toward the rear. The buildable area is further limited by a drainage easement which bisects the lot and compresses the septic area into the front part of the lot.

b) Shifting the house location 10 feet closer to lot 34 will be topographically favorable and will afford better separation from the back yard of lot 22 off Wheatfield Rd. Lot 34 will not be adversely affected.

DATE: 12-13-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 224.DBC