Tax Map/Block/Parcel
No. 66-15-202

Building Permit/Zoning
Certificate 93-0339

Case ZA-23

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Michael Chaney
2902 Timber Ridge Drive
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 11 feet for an attached garage.

LOCATION: 2902 Timber Ridge Drive, Lot 29 in Section 2 of Timber Ridge, a subdivision recorded at 8/65.

APPLICABLE REGULATIONS: Article 5C, Section 5C.5, Article 15, Section 15.5.

HEARING HELD: April 7, 1993

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 attached garage are as follows:

a) The lots in this subdivision are substandard in width and area for the current R-40,000 zoning, having been approved in 1969 under the criteria then in effect for Agricultural zoning.

b) The location of the proposed garage is restricted by the location of the well and the septic system; and by the steeply sloped rear yard.

DATE: April 21, 1993

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case23.FC