Tax Map/Block/Parcel
No. 38-4,5-754

Building Permit/Zoning
Certificate 95-3320

Case ZA-230

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Gregory P. and Cynthia C. Cordell
665 Johann Drive
Westminster, MD 21158

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 14 feet for a new residence under construction.

LOCATION: 1280 Woods Road, in E.D. 7.

APPLICABLE REGULATIONS: Art. 6, Sec. 6.7; Art. 15, Sec. 15.5.

HEARING HELD: January 18, 1996

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 a dwelling are as follows:

a) The lot corners were not marked when purchased. Applicant and his builder attempted to establish the front corner between lots 1 and 2 themselves using what they thought was another lot corner between lots 2 and 3. The marker was incorrect.

b) Location survey was not required until the foundation and first floor deck were complete. The error was not discovered until then.

c) No land is available from adjoining lot 2 to correct the problem by enlarging lot 1.

DATE: 1-26-96

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 230.D96