Tax Map/Block/Parcel
No. 74-13-60

Building Permit/Zoning
Certificate 95-4159

Case ZA-232

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Kevin D. & Beth A. Mudd
1858 Stafford Court
Sykesville, MD 21784

REQUEST: A variance reducing the minimum side yard requirement from 12 feet to about 10 feet and 11 feet respectfully for an existing dwelling.

LOCATION: 1858 Stafford Court in E.D. 5, lot 8 in Sec. 1 of Stafford Estates, a subdivision recorded at 35/167.

APPLICABLE REGULATIONS: Art. 8, Sec. 8.5; 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 both side yard requirements for a dwelling are as follows:

a) BPR, Inc. staked the house location in 1993 for house permit #93-1903 under the mistaken assumption that Stafford Estates is a cluster subdivision. The plot plan showed a 10 feet side yard requirement but the house was sited at 12 feet, so the permit was approved. The builder relied on the 10 foot requirement shown and shifted the house.

b) Application for a variance request was prepared by BPR, Inc. in late 1994. Property owners declined to participate until December 1995. This variance will eliminate future problems in transfer of the property.

DATE: 1-26-96

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 232.D96