Tax Map/Block/Parcel
No. 77-17-70

Building Permit/Zoning
Certificate 95-3604

Case ZA-233

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Edward and Kelee Norris
5003 Stewart Court
College Park, MD 20740

REQUEST: Variances reducing one minimum side yard requirement from 20 feet to about 14.6 feet, and the minimum rear yard requirement from 50 feet to about 48.5 feet for a new residence under construction.

LOCATION: 608 Hoods Mill Road, in E.D. 14

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 variances are granted.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 20 foot side yard requirement and a 50 foot rear yard requirement for a dwelling are as follows:

a) The surveyor who staked the house location relied on the incorrect marker and mistakingly included additional land in the lot. As a result, the house and the well were incorrectly located.

b) The location survey required by the lending institution at first floor deck stage was performed by a different engineer and the error was discovered.

c) The adjoining property is not available for correction of the problem by enlarging the lot.

DATE: 1-26-96

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 233.D96