Tax Map/Block/Parcel
No. 74-13-681

Building Permit/Zoning
Certificate 95-4003

Case ZA-238

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Patriot Homes, Inc.
P.O. Box 1018
Columbia, MD 21044

REQUEST: A variance reducing the minimum rear yard requirement from 35 feet to 33.7 feet for a new residence under construction.

LOCATION: 1812 Fallstaff Ct. in E.D. 5, lot 267 in Section 4A of Carrolltowne PUD, a subdivision recorded at 37/18.

APPLICABLE REGULATIONS: Art. 14, Sec. 14.8(j); Art. 15, Sec. 15.5.

HEARING HELD: March 6, 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 35 foot rear yard requirement for a residence are as follow:

a) The contractor erred in placement of this dwelling by setting the garage forward rather than back from the front line of the house.

b) The breakfast nook was intended to be modified to 10 feet in length and was to be cantilevered. A projection 10 feet in length would have been allowed under Sec. 15.3(b); only the 11.9 ft. breakfast nook projects into the required rear yard.

c) The wall check was delayed by winter weather so that the mistake was discovered late in the construction.

d) Correction now would affect the structural integrity of the dwelling.

DATE: 3-21-96

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 238.D96