Tax Map/Block/Parcel
No. 40-23-364

Building Permit/Zoning
Certificate 95-3851

Case ZA-241

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: John L. Manwaring, Jr.
364 Paper Mill Rd.
Hampstead, MD 21074

REQUEST: A variance reducing the minimum side yard requirement from 50 feet to about 39 feet for an addition to an existing residence.

LOCATION: 364 Paper Mill Road, in E.D. 8.

APPLICABLE REGULATIONS: Art. 5, Sec. 5.5; Art. 15, Sec. 15.5.

HEARING HELD: April 3, 1996

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted. (This case was mistakenly noted as a front yard variance).

Facts which support the request for relief from the strict terms of the ordinance, in this case a 50 foot side yard requirement for an addition to the existing residence are as follows:

a) This property's configuration is extremely irregular and the area surrounding the dwelling is very restrictive. A property line adjustment was considered but was not practical.

b) The addition replaced a structure formerly attached to the old dwelling.

c) Construction in other locations is affected by well and septic locations.

d) Other residences in the area will not be adversely affected by the addition.

DATE: 4-11-96

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 241.D96