Tax Map/Block/Parcel
No. 30-21-275

Building Permit/Zoning
Certificate 96-1174

Case ZA-244

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Jeffrey Geiman
1522 Hughes Shop Rd.
Westminster, MD 21158

REQUEST: A variance reducing the minimum front yard requirement from 70 feet to the center of Hughes Shop Road to about 50 feet for a detached garage.

LOCATION: 1522 Hughes Shop Road, in E.D. 7.

APPLICABLE REGULATIONS: Art. 4, Sec. 4.16; Art. 6, Sec. 6.7, Article 15, Section 15.5.

HEARING HELD: May 1, 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 requirement for a 70 foot setback from the center of Hughes Shop Road, are as follows:

a) This property is very shallow, lying between the bed of Old Hughes Road and the existing road.

b) The proposed garage will replace an existing garage and will be located on approximately the same spot. The new garage will be 30' x 30' and will be constructed below grade at the end nearest Hughes Shop Road.

c) The buildings on the site are well below the road grade and are effectively screened by mature evergreens. The location of the garage will present no hazard or distraction to the traveling public.

Approval of this request is conditional on maintenance of the screening on-site.

DATE: May 9, 1996

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 244.D96