Tax Map/Block/Parcel
No. 33-17-674

Building Permit/Zoning
Certificate 96-1126, 1127

Case ZA-246

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Susan Klingenberg
1900 Spring Hill Lane
Hampstead, MD 21074

REQUEST: A variance reducing the minimum front yard requirement from 60 feet to about 35 feet and one side yard requirement from 20 feet to no less than 10 feet for a new residence and a detached garage.

LOCATION: 4800 Peaceful Pine Lane, in E.D. 8, lot 3, of Memory Hill, a subdivision recorded at 29/162.

APPLICABLE REGULATIONS: Art. 66B, Sec. 5.04; Art. 5C, Sec. 5C.5, 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 60 foot front yard requirement and a 20 foot side yard requirement for a new residence and detached garage, are as follows:

a) The buildable area on this wooded lot is severely limited by topography and perc test results.
b) Since this subdivision was approved and recorded, the minimum front yard requirement for the "R-40,000" Residence District has been reduced from 60 feet to 40 feet.
c) The proposed house and garage location will not adversely affect neighboring properties.

Approval of this request is subject to the following condition:

1) Applicant shall have the improvements sited by a professional engineer to assure compliance with these setbacks.

DATE: May 9, 1996

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 246.D96