Tax Map/Block/Parcel
No. 59-13-984

Building Permit/Zoning
Certificate 96-2043

Case ZA-257

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Henline Construction Co., Inc.
4010 Robin Hood Way
Sykesville, MD 21784

REQUEST: A variance reducing the minimum front yard requirement from 40 feet to about 20 feet for location of a new residence.

LOCATION: 1911 Orion Drive, in E.D. 4

APPLICABLE REGULATIONS: Art. 5C, Section 5C.5, 15.5

HEARING HELD: July 3, 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 20 foot front yard requirement for a new residence are as follows:

a) This property is the smallest lot in the subdivision and placement of a dwelling is restrictive.

b) The house style has a garage attached with side entry. Placement of the dwelling as proposed will allow placement of the driveway as to allow a turnaround on the property.

c) Placement of the dwelling will also be consistent with the placement of an existing dwelling on lot 58A and a dwelling under construction on lot 65. Both of these dwellings have the front facing Orion Drive.

d) A variance will be required by the Carroll County Health Department as the placement will put the dwelling outside the (BAFR) Buildable Area for Residence.

DATE: 7/9/96

George L. Beisser
George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 257.D96