Tax Map/Block/Parcel
No. 41-4-626

Building Permit/Zoning
Certificate 93-0489

Case ZA-26

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: John & Lisa Busick
1106 Cedarbrook Road
Hampstead, MD 21074

REQUEST: A variance reducing the minimum required front yard from 70 feet to about 60 feet for an addition which includes an attached garage.

LOCATION: 1106 Cedarbrook Road in Election District 8, Lot 9 in Cedarbrook II, as a subdivision recorded at 24/41.

APPLICABLE REGULATIONS: Article 66B, Section 5.04, Article 15, Section 15.5.

HEARING HELD: April 7, 1993

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 front yard requirement for an addition to the dwelling are as follows:

a) The 70 foot minimum building line recorded on the plat exceeds the minimum 40 foot front yard prescribed by the Zoning Ordinance.

b) A detached garage cannot be substituted for the garage portion of the addition because of the location of the septic system and because access to the rear yard will be limited by the addition to the living space.

c) The proposed design is architecturally compatible with the existing dwelling.

DATE: April 21, 1993

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case26.FC