Tax Map/Block/Parcel
No. 21/5/559

Building Permit/Zoning
Certificate 96-2785

Case ZA-279

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Lynn E. Oberlechner
3611 Old Hanover
Union Mills, MD 21158

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 6 feet for a detached garage.

LOCATION: 3611 Old Hanover Road in Election District 3

APPLICABLE REGULATIONS: Art. 6 Section 6.7, Article 15, Section 15.5, Zoning Ordinance 1E

HEARING HELD: September 4, 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 reduction of the side yard requirement for a detached garage are as follows:

a) Due to the location of the house, driveway and the topagraphy of the lot erection of an attached garage would be impractical and possibly would require a dam and drainage system.

b) The property line where the variance is requested has a large hedge row and trees and the house on that property is approximately 300 feet away.

c) There would be no adverse affect to any other properties.

DATE: September 12, 1996

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 279-D96