Tax Map/Block/Parcel
No. 39/17/732

Building Permit/Zoning
Certificate 96-3276

Case ZA-286

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Kenneth and Mary Hershner
1501 Allen Way
Westminster, MD 21157

REQUEST: A variance reducing the minimum rear yard requirement from 50 feet to about 40 feet for an addition to the residence.

LOCATION: 1501 Allen Way in Election District 7

APPLICABLE REGULATIONS: Art. 5C, Section 5C.5, Article 15, Section 15.5, Zoning Ordinance 1E

HEARING HELD: November 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 minimum rear yard requirement for an addition to the residence are as follows:

a) Due to a front minimum building line of 125 feet the BAFR was reduced considerably.

b) The garage is on the right side, therefore placement of a living area addition there was impractical.

c) Placing the addition on the left side would require an even greater variance and impractical due to the chimney placement.

d) Rear property line is heavily screened with 10 to 12 foot pines and provides a good buffer.

e) No adverse affect will be placed on any adjoining residences.

DATE: November 6, 1996

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 286-D96