Tax Map/Block/Parcel
No. 48-3-179

Building Permit/Zoning
Certificate 96-3314

Case ZA-287

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Thomas and Denise Gaster
4214 Wolf Hill Drive
Hampstead, MD 21074

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 16 feet respectively for an attached garage.

LOCATION: 4212 Wolf Hill Drive, in E.D. 8

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

HEARING HELD: December 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 in the minimum side yard requirement for an attached garage are as follows:

a) The location of well, septic, deck with attached pool and driveway make it impractical to construct an attached garage anywhere else on the dwelling.

b) An additional open space between the applicants property line and a use in common driveway that services 4216 and 4220 buffers the addition from the adjoining neighbor by another approximately 15 feet.

c) This structure will cause no adverse affects to adjoining properties.

DATE: 12/6/96 George Beisser

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 287.D96