Tax Map/Block/Parcel
No. 66-5-277

Building Permit/Zoning
Certificate 96-3520

Case ZA-291

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Brenda Cox
2439 Braddock Road
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum rear yard requirement from 50 feet to about 22 feet for an attached garage.

LOCATION: 2439 Braddock Road in E.D. 9

APPLICABLE REGULATIONS: Art. 6, Sec. 6.7; Article 15, Section 15.5, 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 of minimum rear yard requirement for an attached garage, are as follows:

a) The garage referred to is an existing detached garage which met the setback as a detached garage.

b) The addition of a breezeway attached to the house and the garage precipitated the need for a variance.

c) The property in the rear of the garage is lined with trees approximately 100 feet in depth, then the woods are abutted by a farm field.

d) This variance will have no adverse affect on adjoining properties.

DATE: 12/6/96

George L. Beisser

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 291.D96