Tax Map/Block/Parcel
No. 52-21-410

Building Permit/Zoning
Certificate 96-3550

Case ZA-292

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Vincent & Lorrie Dell
2103 Don Avenue
Westminster, MD 21157

REQUEST: A variance reducing the minimum side yard from 20 feet to about 13 feet for an attached garage.

LOCATION: 2103 Don Avenue in E.D. 4

APPLICABLE REGULATIONS: Art. 5C, 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 of the minimum side yard requirement for an attached garage are as follows:

a) Placement in the rear yard is not practical due to the septic fields and placement totally in the rear would require grading and removal of many trees.

b) Placement on the right wide would require a greater variance and relocation of the driveway.

c) The left, proposed side, has a pad requiring no grading and direct access to the driveway.

d) The approved garage will have no adverse affect on adjoining properties.

DATE: 12/9/96 George L. Beisser
George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 292.D96