Tax Map/Block/Parcel
No. 51-10-375

Building Permit/Zoning
Certificate 96-3520

Case ZA-295

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Steven Bauerlein
801 Rolling Ridge Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum front yard requirement from 100 feet to about 84 feet for an addition.

LOCATION: 801 Rolling Ridge Drive, in E.D. 7

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 in the minimum front yard requirement for an addition are as follows:

a) The zoning for this subdivision is R40,000, which at the time of recordation required a 60 foot front yard. Since recordation the ordinance has changed and the required front yard is now 40 feet.

b) The left side of the dwelling has the chimney located on same. The right side has a large deck and a large pool is in the rear.

c) With 100 foot front yard there is adequate space for an addition and it would still conform to today's regulation.

d) No adverse affects will be placed on adjoining properties.

DATE: 12/9/96

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 295.D96