Tax Map/Block/Parcel
No. 52-3-565

Building Permit/Zoning
Certificate 92-3125

Case ZA-3

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: James and Deborah Wunder
5350 Owings Court
Westminster, MD 21157

REQUEST: A variance reducing the minimum required side yard from 12 feet to about 7 feet for a attached garage.

LOCATION: 5350 Owings Court in Election District 7, Lot 42 in Section 2 of Harrington, a subdivision plat recorded at 29/129.

APPLICABLE REGULATIONS: Article 7, Section 7.1, 7.5; Article 15, Section 15.5

HEARING HELD: December 2, 1992

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 12 foot side yard requirement, are as follows:

a) The attached garage is existing.

b) The building permit for construction of the garage (92-0569) was secured relying on a location survey prepared by BPR, Inc., which was later determined to be in error.

c) All inspections were performed and the Use and Occupancy Certificate was issued without discovery of the error.

Approval of this variance is subject to the following condition:

1) Applicant is directed to pursue the amendment of the subdivision plat to resolve the intrusion into a drainage and utility easement.

Solveig L. Smith

December 16, 1992 Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case3.FC