Tax Map/Block/Parcel
No. 74-D-158

Building Permit/Zoning
Certificate 96-3212

Case ZA-300

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Philip Pickett
5338 Wendy Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum front yard requirement from 40 feet to about 37 feet for a dwelling.

LOCATION: 6601 Marvin Avenue, in E.D. 5.

APPLICABLE REGULATIONS: Art. 7, Sect. 7.1(c), Article 15, Section 15.5, Zoning Ordinance 1E.

HEARING HELD: January 8, 1997

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 front yard requirement for a dwelling are as follows:

a) The dwelling is a new dwelling that is completely constructed.

b) This is a corner lot and therein requires two front yard setbacks.

c) Builder errored in setting foundation and measurements. Actual rear yard setback also discovered to be 64 feet not 53 as shown on plat.

d) Placement of this dwelling will have no adverse affect on adjoining properties.

DATE: 1/13/97 George Beisser
George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 300.D97