Tax Map/Block/Parcel
No. 38-19-229

Building Permit/Zoning
Certificate 96-3779

Case ZA-301

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Christopher Schuster
1817 Uniontown Road
Westminster, MD 21157

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 9 feet for an addition to the existing dwelling.

LOCATION: 1817 Uniontown Road, in E.D. 2.

APPLICABLE REGULATIONS: Art. 6, Sect. 6.7, 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 side yard requirement for a an addition to the existing dwelling are as follows:

a) The existing structure predates zoning. It originally was an old one room schoolhouse which later was converted into a dwelling.

b) The existing driveway and topography on the east side of the dwelling limit any addition.

c) The well is actually in the driveway adjacent to the house and further limits any addition.

d) An existing garage and septic take up the rear of the property.

e) The west side of the property remains the only location practical for an addition. This property is bordered by an open farm field.

f) Placement of an addition on the side of the dwelling where proposed would have no adverse affect on adjacent properties.

DATE: 1/13/97 George Beisser

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 301.D97