Tax Map/Block/Parcel
No. 45-12-517

Building Permit/Zoning
Certificate 96-3829

Case ZA-303

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Andrew Keefer/Family Homes, Inc.
61 Rockland Road
Westminster, MD 21158

REQUEST: A variance reducing the minimum front yard requirement from 35 feet to about 22 feet for an existing dwelling to create an additional building lot.

LOCATION: 123 Bond Street, in E.D. 7

APPLICABLE REGULATIONS: Art. 8, Sect. 8.5, 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 an existing dwelling to create a building lot are as follows:

a) This property as it exists consists of 28,850+- square feet and is in an area that is serviced by water and sewer.

b) The property is entitled to subdivision and can meet all of the requirements such as lot size, width at midpoint, and so forth.

c) Two options of entry were proposed to the County and the County preferred the plan which therein was presented at the hearing for a variance.

d) Mr. and Mrs. Ecker, 125 Bond Street who would be most affected, and others, were in opposition to the proposed drive coming in along the Ecker property. Their preference was to have the configuration show right of way to the lot run the entire length of the left side of the lot where the existing dwelling is located and then the proposed driveway enter along the rear property line to the proposed lot.

e) It is this hearing officer's opinion that runoff and drainage problems would be more severe and more property owners would be affected if the configuration the opponents wanted was approved. The grade would also be too excessive and a safety hazard to all property owners.

f) In granting this approval for a variance it is conditioned on the following:

1) A swale be constructed above the driveway and designed to divert flow off the driveway and away from the Ecker property.

2) The driveway be so elevated as to further divert runoff from the Ecker property.

3) Screening along the property line that adjoins the Ecker property to a point where the new property line begins that will separate the existing lot and the new lot.

DATE: 1/14/97 George Beisser

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 303.D97