Tax Map/Block/Parcel
No. 39-2-231

Building Permit/Zoning
Certificate 97-0212

Case ZA-310

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Masonry Contractors, Inc.
4219 Hanover Pike
Manchester, MD 21102

REQUEST: A variance reducing the minimum front and side yard requirements from 40 feet to 20 feet and 20 feet to 0 feet respectively for a temporary real estate sales office.

LOCATION: 1198 Larkspur Road, in E.D. 7.

APPLICABLE REGULATIONS: Article 4, Section 4.37, Article 5C, Section 5C.5; Article 15, Section 15.5, Zoning Ordinance 1E.

HEARING HELD: March 5, 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 and side yard requirements for a temporary real estate sales office are as follows:

a. Unit meets front yard setback, has adequate parking and the model being built that will be used as the sales unit will be completed in 45 to 60 days.

b. The modular unit will be removed upon use and occupancy of the model home.

c. The unit will have no adverse affect on adjoining properties.

DATE: 3/11/97

George L. Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 310.D97