Tax Map/Block/Parcel
No. 57-1-246

Building Permit/Zoning
Certificate 97-0358

Case ZA-315

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Dean Dell Blizzard
1862 Dennings Drive
New Windsor, MD 21776

REQUEST: A variance reducing the minimum front yard requirement from 70 feet to 35 feet respectively for a detached garage.

LOCATION: 1862 Dennings Drive, in E.D. 11.

APPLICABLE REGULATIONS: Article 6, Section 6.7, Article 4, Section 4.16, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: April 2, 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 detached garage are as follows:

a. The property line on the east side of the dwelling for this garage is in the center of existing Dennings Road and the dwelling itself faces north on Dennings.

b. The curvature of Dennings Road around the dwelling is what makes this variance necessary. Where the garage is proposed if it were not for the curvature of Dennings Road the garage under 15.2(b) would be allowed within (5) feet of a side and rear yard.

c. The placement of the garage will have no adverse affect on adjoining properties.

DATE: 4/8/97

George L. Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 315.D97