Tax Map/Block/Parcel
No. 45-19-202

Building Permit/Zoning
Certificate 97-0985

Case ZA-326

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Philip S. Beacham III
1636 Old New Windsor Pike
New Windsor, MD 21776

REQUEST: A variance reducing minimum side yard requirement from 20 feet to about 5.7 feet for an attached garage.

LOCATION: 1636 Old New Windsor Pike, in E.D. 11.

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

HEARING HELD: June 4, 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 an attached garage are as follows:

a. This irregular shaped property has two front yards, Old New Windsor Road and Roops Mill Road, therein limiting buildable area for an attached garage.

b. The property adjacent to the property line needing the variance is an open field being actively farmed and is 100 plus acres.

c. If a detached garage were placed in the rear of this dwelling, under Section 15.2(b) of the Zoning Ordinance it could be constructed within 5 feet of a side and rear property line.

d. In this particular case there are no adjoining building lots and an attached garage would not have an adverse affect on adjoining properties.

DATE: 6/4/97

George L. Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 326.D97