Tax Map/Block/Parcel
No. 51-8-198

Building Permit/Zoning
Certificate 97-1038

Case ZA-329

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: William J. Moody
1316 Woodland Circle
New Windsor, MD 21776

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 7 feet for an addition.

LOCATION: 1316 Woodland Circle, in E.D. 7.

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 denied.

Facts which support the request for relief from the strict terms of the Ordinance, in this case a variance reducing the minimum side yard requirement for an addition are as follows:

a. Practical difficulty and undue hardship for the variance were not established.

b. Testimony by the applicant was that the front portion of the addition on the ground floor would be a garage and the rear area would be a shop for working on antique cars. The second floor was proposed to have one or two bedrooms.

c. Other options are available to the applicant for an addition/garage combination in the rear or an addition in the rear and a detached garage elsewhere on the property.

d. The dwelling on the adjoining property bordering the property line, where the variance is requested, appears to be as close to the property line as allowed. An addition encroaching more than fifty percent of what is required would have an impact on the adjoining property.

e. This decision is appealable to the Board of Zoning Appeals within 30 days of this written decision.

6/4/97 George L. Beisser

George L. Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 329.D97