Tax Map/Block/Parcel
No. 53-16-695

Building Permit/Zoning
Certificate 97-1432

Case ZA-338

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Gould & Bonnie Gibbons
2839 Lawndale Road
Finksburg, MD 21048

REQUEST: A variance reducing the minimum side yard requirement from 20 feet to about 14 feet for an attached garage.

LOCATION: 2839 Lawndale Road in E.D. 4.

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

HEARING HELD: July 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 variance reducing the minimum side yard requirement for an attached garage are as follows:

a. Due to the location of the septic, well, existing driveway, and large established trees it is impractical to construct the garage elsewhere on the property.

b. This lot and adjoining lots are heavily wooded and provide buffering between dwellings.

c. The portion of the dwelling on the adjacent lot, which is near the property line being granted a variance, is a two car garage and not living area.

d. There will be no adverse affect on adjoining properties as a result of this addition.

7/2/97 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 338.D97