Tax Map/Block/Parcel
No. 79-1-229

Building Permit/Zoning
Certificate 93-1178

Case ZA-36

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Frank E. Dimick
1912 Liberty Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum required front yard from 30 feet and 25 feet to about 25 feet and 20 feet respectively for a new dwelling.

LOCATION: 1952 Granite Point Terrace in Election District 5, Lot 58 on Plat D of Melstone Valley, a subdivision recorded at 30/121.

APPLICABLE REGULATIONS: Article 66B, Section 5.04; Article 15, Section 15.5.

HEARING HELD: June 2, 1993

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 30 foot and 25 foot front yard requirements for a new dwelling, are as follows:

a) A severe upward slope at the rear of the lot limits the location of the dwelling.

b) The angled orientation of the dwelling as proposed, will afford a more usable back yard and greater separation between the dwellings on Lots 58 and 59; and will allow improved access to the garage.

c) The style and size of the proposed dwelling is compatible with the others in the neighborhood.

DATE: June 10, 1993

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case36.FC