Tax Map/Block/Parcel
No. 53-20-700

Building Permit/Zoning
Certificate 97-2197

Case ZA-362

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Thomas Whittington
2102 Kings Court
Finksburg, MD 21048

REQUEST: A variance reducing the minimum front yard requirement from 40 feet to about 35 feet for an addition.

LOCATION: 2102 Kings Court, in E.D. 4.

APPLICABLE REGULATIONS: Article 7, Section 7.5, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: October 8, 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 front yard requirement for an addition are as follows:

a. Due to the shape and topography of this corner lot a minimal buildable area for residence (BAFR) was provided.

b. Being a corner lot, two front yard setbacks were also required. The front yard setback from Pleasant Run Drive was set at 105 feet. Zoning requires a 40 foot setback at this point. The additional 65 feet were required under health regulations to provide for the required septic area.

c. The placement of the original house, when built in the building envelope, also limited any further improvement.

d. This minor variance will have no adverse affect on any adjoining neighbors.

10/16/97 George L. Beisser
George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 362.D97