Tax Map/Block/Parcel
No. 46-19-672

Building Permit/Zoning
Certificate 97-2786

Case ZA-367

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Ronald M. Schmidt
2 Greenvale Road
Westminster, MD 21157

REQUEST: A variance reducing the minimum required rear yard from 50 feet to about 28 feet for an enclosed porch.

LOCATION: 2 Greenvale Road, in E.D. 7.

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

HEARING HELD: November 5, 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 rear yard requirement for an enclosed porch are as follows:

a. The actual variance being granted is from the minimum required rear yard of 50 feet to about 28 feet.

b. The existing open car port is 28 feet from the rear property line. A requirement of 37.5 feet would be required for an attached car port. Section 15.2(b) provides this. Historical records were searched and no record could be found granting a variance from 37.5 to 28 feet.

c. The granting of reduction will place the property in compliance, via variance.

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

11/14/97 George L. Beisser
George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 367.D97