Tax Map/Block/Parcel
No. 46-21-1373

Building Permit/Zoning
Certificate 98-0310

Case ZA-381

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: James & Phyllis Traynor
726 Glen Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum front yard requirement from 55 feet to about 40 feet for an attached garage.

LOCATION: 726 Glen Drive, in E.D. 7.

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

HEARING HELD: April 1, 1998

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 reduction in the minimum required front yard for an addition, an attached garage, are as follows:

a. All of the lots in this R-20,000 Residential District are required to have a minimum 40 foot front yard. This lot has a 55 foot minimum building line (MBL) and lot 64 a 50 foot MBL. These MBL's were set at time of construction due to a revertible slope easement, topography and health regulations requiring septic in the front yard.

b. When the road construction was completed the easement was removed and the property covered in the easement reverted back to the property owner.

c. In granting this variance the dwelling will still be 5 feet further back than what is required of lots in an R-20,000 District, i.e. 40 feet.

d. Granting of this variance will have no adverse affect on adjoining properties.

e. It is recommended that prior to application for a permit the applicant contact the Health Department to ascertain if the proposed addition will meet their septic setback requirements.

4/3/98 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 381.D98