Tax Map/Block/Parcel
No. 59-10-560

Building Permit/Zoning
Certificate 98-0328

Case ZA-382

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Thomas W. McLean, Jr.
2707 Wildorlyn Dr.
Finksburg, MD 21048

REQUEST: A variance reducing the minimum front yard requirement from 150 feet to about 60 feet and a reduction of the side yard requirement from 20 feet to 10 feet for a detached garage.

LOCATION: 2707 Wildorlyn Drive, in E.D. 4.

APPLICABLE REGULATIONS: Article 5C, Section 5C.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 and side yards for a detached garage, are as follows:

1. The applicant purchased the property in its current layout and lot dimensions. The lot is narrow with side yards of 20 feet or less. The required side yard setback is 20 feet making house additions or enlargements into the side yard impossible.

2. The side yards are further limited by the location of a 7.5 foot drainage and utility easement, making the useable side yard, for purposes of any addition, less than 13 feet.

3. Locating the garage in the rear yard is impractical due to the location of the septic system. The system is already more than 25 years old and a replacement area will be needed.

4. The surrounding neighbors were contacted and no one was present to oppose the request. Mr. Bratcher, who resides at 2711 Wildorlyn Drive, was present in support of the application.

5. The applicant needs the additional storage space to store and protect several antique vehicles.

6. The applicant proved that strict compliance with the ordinance would result in practical difficulty which was not caused by the applicant. No adverse conditions to the public health, safety, and welfare were shown.

4/8/98 James L. Schumacher

James L. Schumacher, Chairman of the Board of Zoning Appeals

cc: Zoning Enforcement
Code: Case 382.D98