Tax Map/Block/Parcel
No. 53-05-897

Building Permit/Zoning
Certificate 98-0768

Case ZA-391

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Thomas Conway Jr.
Donna Briggs
1150 Ridge Road
Finksburg, MD 21048-2008

REQUEST: A variance reducing the minimum side yard requirement from 50 feet to about 10 feet for an attached garage

LOCATION: 1150 Ridge Road in E.D. 4.

APPLICABLE REGULATIONS: Article 5, Section 5.5; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: May 6, 1998

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is denied.

Facts which support the request for relief from the strict terms of the Ordinance, in this case a reduction in the minimum required side yard requirement for an attached garage are as follows:

This is a residential lot improved with a dwelling and a large existing accessory building, wherein an addition is proposed that is 16 square feet less than the existing dwelling.

The applicants could provide no clear and practical difficulty or undue hardship as to the need and location placement of this attached garage. The requirements in Conservation zoning require a 50 foot setback from all property lines. The need for a reduction of this setback by 80 percent was not justified in their request.

The property is already improved with an accessory building(garage) that exceeds the normal automatic approval, which is 30 x 40 feet or 1200 square feet. Design and size revision of the proposed attached garage could be accomplished to lessen the distance variance needed. It is the writer's policy in variance requests, which at anytime are requesting a reduction in the minimum required setback of more than half, to take a much stronger look at practical difficulty and hardship requirements.

If redesign and reduction in size can be accomplished to reduce the amount of variance needed then the request would be reconsidered.

Granting this variance would not be in harmony with the intent of the Conservation District and the Zoning Ordinance.

5/21/98 George L. Beisser
George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 391.D98