Tax Map/Block/Parcel
No. 44-21-215

Building Permit/Zoning
Certificate 98-0841

Case ZA-393

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: J. Michael & Wendy L. Bopst
780 S. Springdale Road
New Windsor, MD 21776

REQUEST: A variance reducing the minimum side and front yard requirements from 20 feet to about 15 feet and 95 feet to 70 feet respectively for an attached garage and an addition.

LOCATION: 780 S. Springdale Road, in E.D. 11.

APPLICABLE REGULATIONS: Article 6, Section 6.7; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: May 7, 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 requirement for an addition and a porch are as follows:

The variance application submitted for the applicant stated a garage addition, 20x22 feet, and variance of 5 feet from the required 20 feet was needed. This addition is actually going to be a carport in the side yard. Section 15.3(a) provides an exception of 25 percent for carports, therefore at 15 feet, as proposed, the carport meets the requirements and a variance is not necessary.

The variance to the front yard from the 95 feet, shown on the plat, to 70 feet is granted. The greater setback than what was required by the zoning ordinance at the time appears to have been required by the Health Department as the septic is located in the front.

The house as it sits currently is encroaching the 95 foot buildable residence line by approximately 12 feet. The granting of this variance will bring the existing encroachment into compliance.

Final approval for a building permit will be subject to Health Department approval. These additions will not have any adverse affect on any adjoining properties.

5/11/98 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 393.098