Tax Map/Block/Parcel
No. 5-9-83

Building Permit/Zoning
Certificate 98-1125

Case ZA-399

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	George A. Stroud III 152 Barnhart Road Westminster, MD 21158
REQUEST:	A variance reducing the minimum front yard requirement from 40 feet to about 30 feet
LOCATION:	152 Barnhart Road, E.D. 3
APPLICABLE REGULATIONS:	Article 6, Section 6.7, Article 15, Section 15.5
HEARING HELD:	6/3/98

FINDINGS & CONCLUSIONS

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 of the minimum front yard requirement for a attached garage, are as follows:

This lot was a purchased off-conveyance in 1974. At the same time, the adjoining property was going through the subdivision process. The applicant positioned the house at an angle to face the intersection of Barnhart Road and proposed subdivision road, Tacker Lane, which was to be a through road.

Since then, Tacker Lane was abandoned as a through road and now exists as a use-in-common. In the original design, Barnhart Road was designed to have a 40-foot-wide right-of-way from the center line on the north side, and a 20-foot-wide right-of-way on the south side. The applicant's property is located on the north side of Barnhart Road; the driveway access is from Barnhart Road.

With the applicant's required access to be from Barnhart Road, and the existing in-ground pool and fencing in the rear of the dwelling, the practical location for the garage is as proposed.

No adjoining properties will be adversely affected in the granting of this variance.

June 3, 1998
Date

George L. Beisser
George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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