Tax Map/Block/Parcel
No. 24-22-257

Building Permit/Zoning
Certificate 92-3065

Case ZA-4

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

**APPLICANT:** William C. Oler
4618 Maple Grove Road
Hampstead, MD 21074

**REQUEST:** A variance waiving the minimum separation between the principal building and an accessory building from 6 feet to about 0 feet for a detached garage.

**LOCATION:** 4618 Maple Grove Road in Election District 8, Lot 3 on a plat recorded at 8/31.

**APPLICABLE REGULATIONS:** Article 15, Section 15.2(b) and 15.5

**HEARING HELD:** December 2, 1992

## 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 requirement for a 6 foot separation between the principal building and a detached garage, are as follows:

a) There is a large, mature maple tree located approximately 30 feet from the dwelling which would have to be removed in order to maintain a 6 foot separation between the dwelling and the garage. The tree affords shade and wind protection for the property.

Approval of this variance is subject to the following condition:

1) Location of the garage must not encroach into the 7.5 foot drainage and utilities easement along the side property line.

2) Applicant is directed to secure a building permit/zoning certificate for the existing patio enclosure attached to the rear of the dwelling.

Solveig L. Smith

December 16, 1992

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case4.FC