Tax Map/Block/Parcel
No. 23 22 217

Building Permit/Zoning
Certificate 98-2599

Case ZA-422

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Marilyn B. Sharpe 2736 Old Fort Schoolhouse Road Hampstead, MD 21074
REQUEST:	A variance reducing the minimum side yard requirement from 20 feet to 14.5 feet for a garage
LOCATION:	2736 Old Fort Schoolhouse Road Hampstead, MD 21074 Election District 6
APPLICABLE REGULATIONS:	Article 5C, Section 5C.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	October 7, 1998

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 in the minimum side yard requirement for an attached garage are as follows:

The existing open carport receives the blowing wind and rain causing standing water and icing during the colder months of the year. The house sets below grade of the road and the driveway slopes toward the carport. The grade of the property adjacent to the carport slopes toward it also.

The proposed small six foot breeze way will enable access to the rear yard and porch eliminating having to go through the garage to get to the rear yard.

Adjacent structures sit at a higher elevation than the applicants dwelling and there is a buffer of shrubs and trees. The granting of this variance will have no adverse affect on the adjoining properties or affect property values.

October 9, 1998
Date

George L. Beisser
George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: October98\ZA422 Official Dec Sharpe.wpd