Tax Map/Block/Parcel
No. 24 1 396

Building Permit/Zoning
Certificate 98-2627

Case ZA-423

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Lawrence G. L. Smith 3612 Schalk Road #1 Manchester, MD 21102
REQUEST:	A variance reducing the minimum side yard requirement from 20 feet to about 11.75 feet for a garage
LOCATION:	3612 Schalk Road #1 Manchester, MD 21102 Election District 6
APPLICABLE REGULATIONS:	Article 6, Section 6.7, 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 dwelling on this one acre parcel sets 70 plus feet from the roadway. The property line adjacent to where the garage is to be built is heavily wooded and no dwelling is near the applicants dwelling on that side. The wooded buffer continues to the rear of the property.

The driveway onto the property also comes in on the right side where the garage is proposed. The left side of the dwelling would not be a practical location for construction due to the sloping topography which would require extensive grading and retaining walls for a driveway.

Approval of this variance meets the intent of the ordinance and will have no adverse affect on adjoining properties.

October 9, 1998
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: C:\MyFiles\October98\ZA423 Official Dec Smith.wpd