Tax Map/Block/Parcel
No. 73 18 764

Building Permit/Zoning
Certificate BP98-3328

Case ZA-437

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Samuel & Stephanie Keenan 1281 Cinnamon Ridge Court Eldersburg, MD 21784
REQUEST:	A variance reducing the minimum front yard requirement from 30 feet to about 17 feet for an addition
LOCATION:	1281 Cinnamon Ridge Court Eldersburg, MD 21784 E. D. 5
APPLICABLE REGULATIONS:	Article 8, Section 8.5, Article 15, Section 15.5; Zoning Ordinance 1E.
HEARING HELD:	January 6, 1999

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is denied.

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 an attached garage, are as follows:

This property is located in a Planned Unit Development. Planned Unit Developments or PUD's are located in areas that have public facilities, water and sewer, and are generally on small parcels approximately one quarter acre or smaller. The purpose and objective of the PUD is to provide suitable sites for relatively higher density types of residential structures and to permit the optimum amount of freedom and variety in the design and management of such varying types of residential structures.

On these small lots developers and builders take the word optimum literally. They tend to, in the case of single family dwellings, build as large a dwelling as they can on the lot leaving very little buildable area for addition onto the dwelling.

This lot contains a two story dwelling with basement and an attached two car garage. The dwelling was built forward right up to the front minimum building line. The applicants proposal was to convert the existing garage to living space and construct a new garage which would encroach the front minimum building line by 13 feet.

No practical difficulty or undue hardship was justified by the applicants testimony. The rear yard currently has a setback from the dwelling to the property line of 50 feet on the left rear and 61.6 feet at the right rear. A 35 foot setback is required by zoning ordinance. Therefore alternatives do exist to provide additional living space.

NOTE: Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

January 11, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: C:\MyFiles\Jan99\Official Dec Jan 6 ZA437 Keenan.wpd