Tax Map/Block/Parcel
No. 14 20 353

Building Permit/Zoning
Certificate BP98-3419

Case ZA-440

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Christopher Baker 3820 White Oak Court Manchester, MD 21102
REQUEST:	A variance reducing the minimum required front yard requirement from 40 feet to about 35 feet for a dwelling and subsequent attached garage
LOCATION:	3820 White Oak Court Manchester, MD 21102, E.D. 6
APPLICABLE REGULATIONS:	Article 6, Section 6.7, Article 15.5, Section 15.5; Zoning Ordinance 1E.
HEARING HELD:	February 3, 1999

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 front yard requirement for an attached garage are as follows:

The existing house on the property already encroaches the front minimum building line. That building error was corrected by Board of Zoning Appeals Case #2529.

The proposed garage will not come forward of the front wall of the existing dwelling. Therefore, this minimum (3) three-foot variance will have no adverse effect on adjoining properties.

February 10, 1999
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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