Tax Map/Block/Parcel
No. 59 6 972

Building Permit/Zoning
Certificate

Case ZA-448

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Keith Dietz 3320 Hidden Creek Drive Reisterstown, MD 21136
REQUEST:	A variance reducing the minimum front yard requirement from 50 feet to about 37 feet for an attached garage
LOCATION:	3320 Hidden Creek Drive Reisterstown, MD 21136, E.D. 4
APPLICABLE REGULATIONS:	Article 5, Section 5.5, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	April 30, 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 of the minimum front yard requirement for an attached garage, are as follows:

An addition was added, by the owner, to the existing attached garage which was built previously with the dwelling. When it was brought to the owners attention that a permit was necessary it was discovered that the addition encroached the minimum front yard building line by (13) thirteen feet.

The property lies on a dead end street and the rear of the dwelling that is across from the applicants dwelling is hundreds of feet away.

Granting of this variance will have no adverse effect on any adjoining properties.

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.

May 10, 1999
Date

George L. Beisser
George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

Code: D:\Official Decision of April 30 1999 ZA 448 Dietz.wpd