Tax Map/Block/Parcel
No. 18-16-174

Building Permit/Zoning
Certificate 92-3324

Case ZA-5

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Laverne E. Smith
3080 Roop Road
Taneytown, MD 21787

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 12 feet for conversion of part of an existing building into an accessory dwelling.

LOCATION: 3080 Roop Road in Election District 1

APPLICABLE REGULATIONS: Article 6, Section 6.4(e), 6.7

HEARING HELD: December 2, 1992

FINDINGS AND CONCLUSION

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 20 foot side yard requirement for a dwelling, are as follows:

a) The building has been at its present location since the early 1970's (although there is no record of a building permit). The majority of the building space has been used for storage. A smaller area formerly used as an office is proposed for conversion into a one-bedroom apartment.

b) The dwelling on the property which adjoins on the side affected by the reduced side yard is located approximately 200 feet away. The building apparently has had no detrimental effect on that property.

Approval of this variance is subject to the following conditions:

1) Occupancy of the proposed apartment is limited to members of the family of the owner of the property.

2) Applicant is directed to secure a building permit for the entire building, including all inspections.

Solveig L. Smith

December 17, 1992 Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case5.FC