Tax Map/Block/Parcel
No. 14-2-316

Building Permit/Zoning
Certificate 93-2197

Case ZA-52

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Michael Francis Miller
4704 Warner Drive
Manchester, MD 21102

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 7.5 feet for an attached garage.

LOCATION: 4704 Warner Drive in Election District 6, Lot 20, in Block B, Section 1 of Valley View Dev., a subdivision recorded at 7/50.

APPLICABLE REGULATIONS: Article 6, Section 6.7, Article 15, Section 15.5.

HEARING HELD: August 4, 1993

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 an attached garage, are as follows:

a) Because of the location of an electric transformer and an existing parking pad which is elevated from the back yard, access to the rear yard for a detached garage is difficult, if not impossible.

b) The location of the septic system in the rear yard would severely limit construction.

DATE: Aug 17, 1993

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case52.FC