Tax Map/Block/Parcel
No. 66-17-245

Building Permit/Zoning
Certificate 93-2292

Case ZA-55

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Edward A. Anderson, Jr.
5411 Valley View Court
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 12 feet for an attached garage and breezeway.

LOCATION: 5411 Valley View Ct., in Election District 9, Lot 22 in Section I of Fleming Way Estates, a subdivision recorded at 12/41.

APPLICABLE REGULATIONS: Article 5C, Section 5C.5; Article 15, Section 15.5

HEARING HELD: Septmeber 1, 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 and breezeway are as follows:

a) Placement of a detached garage in the rear yard would be prohibited by the location of the septic system, and a significant drainage swale through the back yard.

b) Topography of the lot to the rear and side would impede vehicle access to the rear yard.

c) The breezeway space is required to accommodate entrance steps, a chimney and water hookups.

DATE: 9-14-93

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case55.FC