Tax Map/Block/Parcel
No. 24-17-269

Building Permit/Zoning
Certificate 92-3061

Case ZA-6

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Edward W. Langdon
4843 Millers Station Road
Hampstead, MD 21074

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 9 feet 8 inches for a detached garage.

LOCATION: 4843 Millers Station Road in Election District 8

APPLICABLE REGULATIONS: Article 6, Section 6.4, and 6.7; Article 15, Section 15.5, Zoning Ordinance 1E

HEARING HELD: January 6, 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 a 14 foot by 36 foot detached garage, are as follows:

a) Location of the 14 foot x 36 foot building in the rear yard would severely restrict the use of the back yard and would require removal of at least one mature tree.

b) None of the adjoining property owners has indicated concern about the proposed building location.

Approval of this variance is subject to the following conditions:

1) The existing pine trees along the common property line with Lot 2 serve as a visual screen. If for some reason they are removed, the owner of Lot 3 shall re-establish equivalent screening.

2) Applicant is directed to complete the building permit process, including all inspections.

Jan 12, 1993
Date

Solveig L. Smith
Signature

CC: Zoning Enforcement

Code: Case6.FC