Tax Map/Block/Parcel
No. 78-7-438

Building Permit/Zoning
Certificate 93-2476

Case ZA-62

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: William B. Kohlhepp
7517 Dogwood Road
Sykesville, MD 21784

REQUEST: A variance reducing the minimum required side yard from 12 feet to about 9.5 feet for an attached garage.

LOCATION: 7517 Dogwood Road in Election District 14, Lot 8, in Gaither Heights, a subdivision recorded at 4/49.

APPLICABLE REGULATIONS: Article 8, Section 8.5, Article 15, Section 15.5.

HEARING HELD: August 23, 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 12 foot side yard requirement for an attached one-car garage, are as follows:

a) The topography of the lot slopes steeply to the rear. Construction of a driveway past the dwelling for a detached garage would require substantial grading.

b) The well location restricts any construction in the rear yard.

c) The width of the proposed garage includes space for a stairway necessary for access to the rear yard.

DATE: August 30, 1993

Solveig L. Smith /DJS
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case62.FC