Map/Block/Parcel
No. 23-12-339

Building Permit/Zoning
Certificate 93-2247

Case ZA-63

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: John M. & Sharon G. Carver
3320 Wilhelm Lane, Box 32
Manchester, MD 21102

REQUEST: A variance reducing the minimum required rear yard from 40 feet to about 22 feet for an addition.

LOCATION: 3320 Wilhelm Lane in Election District 6.

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 40 foot rear yard requirement for an addition to the residence, are as follows:

a) The location of the dwelling at the extreme rear corner of the lot makes compliance with the rear yard requirement impossible for the proposed addition.

b) However, location of the proposed addition in any other direction is precluded by the location of the well and the septic lines in front, the location of a swimming pool to the right of the dwelling, and the limited yard area to the left.

DATE: August 30, 1993

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

CC: Zoning Enforcement

Code: Case63.FC

file