Tax Map/Block/Parcel
No. 79-1-229

Building Permit/Zoning
Certificate 93-2591

Case ZA-64

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Brian and Carol O'Neel
1956 Granite Pt. Terrace
Marriottsville, MD 21104

REQUEST: A variance reducing the minimum required front yard from 25 feet to about 20 feet for an existing dwelling.

LOCATION: 1956 Granite Pt. Terrace in Election District 5, Lot 59, in Section D of Melstone Valley, a subdivision recorded at 30/121.

APPLICABLE REGULATIONS: Article 66B, Section 5.04, 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 25 foot front yard requirement for an existing dwelling, are as follows:

a) The dwelling was constructed under B.P. 91-2396 at its present location, apparently without challenge by the County.

b) Heavy rock deposits at the rear of the lot are a limiting factor in location of improvements.

c) The encroachment over the Minimum Building Line is minimal, approximately 5 feet at one corner only.

DATE: August 30, 1993

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

CC: Zoning Enforcement

Code: Case64.FC

file