Tax Map/Block/Parcel
No. 61-16-51

Building Permit/Zoning
Certificate 92-3346

Case ZA-7

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Randall Shaw
4312 Ridge Road
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum required front yard of 25 feet to about 10 feet 7 inches for the enclosure of an existing porch.

LOCATION: 4312 Ridge Road in Election District 9

APPLICABLE REGULATIONS: Article 11, Section 11.5, and Article 9, 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 25 foot front yard requirement for an enclosure of an existing front porch, are as follows:

a) The existing dwelling is approximately 100 years old and was part of a row of buildings located approximately in line along Maryland Route 27. Before those buildings were removed, this site may well have been eligible for the presently proposed porch enclosure through the modifications set forth in Section 15.2. In that case, no variance would have been required.

b) The dwelling is elevated approximately 4-5 feet above the paved portion of Maryland Route 27, and does not present a hazard to the traveling public.

c) SHA has indicated that there is no plan to expand their right of way at this location and that they have no concern with the proposed porch enclosure.

Approval of this variance is subject to the following conditions:

1) The porch enclosure shall include an entrance at one end and two or more windows in the front wall, all as proposed by the applicant.

2) The exterior of the enclosure shall be painted to match the existing dwelling.