Tax Map/Block/Parcel
No. 73-6-752

Building Permit/Zoning
Certificate 93-2946

Case ZA-71

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: S & P Homes & Associates, Inc.
249 E. Main St., Suite 2C
Westminster, MD 21157

REQUEST: A variance reducing the minimum required rear yard from 50 feet to about 42 feet for a new residence.

LOCATION: 5860 Springmount Ct. in E.D. 5, lot 16 in Section 2 of Springmount Estates, a subdivision recorded at 33/20.

APPLICABLE REGULATIONS: Article 5C, Section 5C.5; Art. 15, Sec. 15.5

HEARING HELD: January 5, 1994

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 50 foot rear yard requirement for a new residence are as follows:

a) Placement of a dwelling is severely limited by the shallow depth of this lot.

b) The restrictions for the development require that a 2 story dwelling be a minimum 2,000 square feet in area, with an attached 2 car garage. The result is a dwelling with a relatively large "footprint."

c) The applicant is processing a revised plat for this and 2 other lots, reducing the front setback to the 40 feet now allowed by the Zoning Ordinance. The effect of the reduced front setback is to minimize the intrusion into the rear yard.

Approval of this variance is subject to the following condition(s):

1) Applicant shall address the private restriction which establishes minimum front and rear setbacks at 50 feet.

2) Assuming that the restriction is found to be unapplicable or is waived, the revised plat must be recorded prior to issuance of the building permit.

3) Upon establishment of a dwelling on lot 16 less than 60 feet from the front property line the applicant shall provide screening along the common property lines with lots 15 and 14. Said screening shall consist of Canadian hemlocks at least 5 foot in height at date of planting and placed 10 foot on centers.

DATE: Jan. 11, 1994

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Bruce Waldron, Development Review

Code: Case 71.dec