Tax Map/Block/Parcel
No. 12-21-224

Building Permit/Zoning
Certificate 93-3346

Case ZA-74

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: John Marshall Russell, Sr.
3822 Littlestown Pike
Westminster, MD 21157

REQUEST: A variance reducing the minimum required side yard from 20 feet to as little as 6 feet for a detached garage located in the side yard.

LOCATION: 3822 Littlestown Pike in Election District 3

APPLICABLE REGULATIONS: Article 6, Section 6.7,
Article 15, Section 15.5

HEARING HELD: November 3, 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 requirement for a 20 foot side yard for an accessory structure located in the side yard are as follows:

a) Location of a detached garage in the rear yard would be severely limited by topography and the location of the septic tank would impact the usable space in the small rear yard.

b) The side property line converges toward the rear of the lot affecting the left side yard.

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

1. Drainage concerns on the south side of the propety will be addressed as proposed by the applicant.

2. This variance is intended to cover a possible future attachment of the garage to the residence.

DATE: Nov. 16, 1993 Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 74.FC