Tax Map/Block/Parcel
No. 72-16-455

Building Permit/Zoning
Certificate 93-3450

Case ZA-78

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Allen J. & Janice L. White
6520 Shenandoah Drive
Sykesville, MD 21784

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 17 feet and the minimum required front yard from 60 feet to about 53 feet for an attached garage with living space above.

LOCATION: 6520 Shenandoah Drive in Election District 14, Lot 70 in Section 3B of Streamwood, a subdivision recorded at 25/32.

APPLICABLE REGULATIONS: Article 5C, Section 5C.5; Article 66B, Section 5.04
Article 15, Section 15.5

HEARING HELD: December 8, 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 20 foot side yard requirement and a 60 foot front yard requirement for an attached garage with living space above are as follows:

a) The addition includes living space integral to the dwelling and therefore could not be accommodated in a detached building.

b) The floor plan of the dwelling was reversed after the location was determined, limiting the usable space on the left side.

c) Location of the addition further to the rear would require construction of a substantial retaining wall.

d) The front setback meets or exceeds the minimum 40 feet Zoning Ordinance requirement.

DATE: Dec 21, 1993

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 78.dec