Tax Map/Block/Parcel
No. 59-9-695

Building Permit/Zoning
Certificate 93-3669

Case ZA-80

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Keith J. Rice
2420 Kays Mill Road
Finksburg, MD 21048

REQUEST: A variance reducing the minimum required front yard from 40 feet to about 32 feet for an addition which includes a family room and an attached garage.

LOCATION: 2420 Kays Mill Road in Election District 4, Lot 3 in Sec. 1 of Woolery's Garth, a subdivision recorded at 23-26

APPLICABLE REGULATIONS: Article 5, Section 5.5; Article 15, Section 15.1(b), 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 40 foot front yard requirement for an addition including a family room and an attached garage are as follows:

a) This subdivision was recorded under Agriculture Zoning. Setback requirements are less than those required by the current zoning. This request is for a reduction of the Conservation requirement.

b) This dwelling was constructed as a 2 bedroom "spec" home; no consideration was given to future space needs in locating the dwelling.

c) Only one corner of the addition encroaches into the front yard requirement.

d) The only neighbor who appeared is in support of the request.

DATE: Dec 21, 1993

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 80.dec