Tax Map/Block/Parcel
No. 46-23-1514

Building Permit/Zoning
Certificate 93-4000

Case ZA-83

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Allen F. Cosgrove & Bonita L. Cosgrove
1755 Camargo Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum required rear yard from 50 feet to about 25 feet for a new residence.

LOCATION: 1120 Wet Stone Drive in E.D. 4, lot 5 in Sec. 2 of Tara Oaks, a subdivision recorded at 34/17.

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 rear yard requirement for a new residence are as follows:

a) The grade of this lot rises a total of 12 feet in two steep lifts, thus limiting the location of the proposed dwelling to the level area toward the rear. The lot configuration is relatively shallow.

b) Grading to create a level area further forward is impractical and not recommended.

DATE: Jan. 11, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 83.dec