Tax Map/Block/Parcel
No. 45-6-449

Building Permit/Zoning
Certificate 93-3965

Case ZA-87

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Beth Fulton
12 Ridgeview Drive
Westminster, MD 21157

Gaylord Brooks Real Estate
3314 Paper Mill Road
Phoenix, MD 21131

REQUEST: A variance reducing the minimum required front yard from 25 feet to about 12 feet for a new residence.

LOCATION: 8 Ridgeview Drive in E. D. 7; lot 12 in Sec. 2 of Charles A. Brock Development, a subdivision plat recorded at 7/40.

APPLICABLE REGULATIONS: Art. 8, Sec. 8.5; Art. 15, Sec. 15.1 (b), 15.5

HEARING HELD: February 2, 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 25 foot front yard requirement for a new residence are as follows:

a) The subject lot is severely affected by topography. Approximately 15 feet from the front property line the grade drops steeply about 15 feet. This proposal will allow the entrance to the residence to be at street level.

b) Placement of the residence and attached garage at street level eliminates the need for a driveway curb cut and will minimize storm water flow through the lot to properties down hill.

c) The location of the residence to the front of the lot will maximize the pervious area on the lot.

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

1) Limit future development in the rear yard.

2) Consult Landscape Division at 857-8123 for possible planting for storm water control.

DATE: Feb 14, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 87.dec