Tax Map/Block/Parcel
No. 39-24-732

Building Permit/Zoning
Certificate 94-0022

Case ZA-90

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Brian T. & Patricia G. Geiman
1416 Chazadale Way
Westminster, MD 21157

REQUEST: A variance reducing the minimum required rear yard from 50 feet to about 30 feet for an addition to an existing residence.

LOCATION: 1416 Chazadale Way in E.D. 7, lot 28 in Sec. 3 of Chazadale North; a subdivision plat recorded at 20/69.

APPLICABLE REGULATIONS: Art. 5C, Sec. 5C.5; Art. 15, Sec. 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 50 foot rear yard requirement for an addition to an existing dwelling are as follows:

a) The subject property is a corner lot and the minimum building lines on each street create a limited area for construction.

b) The dwelling was placed at the minimum rear setback in either direction.

c) Location of the septic system limits enlargement of the dwelling toward Allen Way.

d) Architectural design of the home dictates placement of the family room as proposed.

DATE: Feb 14, 1994 Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 90.DEC