Tax Map/Block/Parcel
No. 46-14-897

Building Permit/Zoning
Certificate 94-0030

Case ZA-91

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Ronald Kyker
325 Mary Avenue
Westminster, MD 21157

REQUEST: A variance reducing the minimum required front yard from 40 feet to about 26 feet for an addition to an existing residence.

LOCATION: 325 Mary Ave. in E.D. 7; lot 76R of Colvilla, a subdivision recorded at 5/68.

APPLICABLE REGULATIONS: Art. 66B, Sec. 5.04; 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 40 foot front yard requirement for an addition to an existing residence are as follows:

a) Lot coverage, including an earlier addition to the rear and a swimming pool, limit further expansion to the area toward Mary Ave. as proposed.

b) The enlarged living space will include a family room and will allow enlargement of the kitchen. Applicant anticipates a need to accommodate aging relatives.

c) While this lot shows a minimum building line of 40 feet, the minimum by the Zoning Ordinance is 35 feet. Lots on the same side of Mary Ave. appear on a separately recorded plat and apparently were designed with a 35 foot setback.

DATE: Feb 14, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 91.DEC