Tax Map/Block/Parcel
No. 39-13-902

Building Permit/Zoning
Certificate 94-0152

Case ZA-92

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: David S. Bollinger
597 Littlestown Pike/528 Ann Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum required front yard from 35 feet to about 28 feet for the purpose of creating separate lots for two (2) semi-detached dwellings.

LOCATION: 597 Littlestown Pike in E.D. 7.

APPLICABLE REGULATIONS: Art. 8, Sec. 8.5; Art. 15, Sec. 15.5; Zoning Ordinance IE.

HEARING HELD: March 9, 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 35 foot front yard requirement for a semi-detached dwelling are as follows:

1) The semi-detached dwelling units were established on the undivided lot which was created as an off conveyance. The proposal to divide the property by subdivision, creating a separate lot for each unit, requires that each lot have frontage on Rt. 97.

2) These semi-detached dwellings are oriented toward a use-in-common driveway (Ratem Drive) rather than toward Rt. 97. The front yard requirement can only be provided toward Ratem Drive because of the semi-detached design.

3) No additional land is available from the adjoining property owner for the creation of an in-fee strip for Lot 2 because of the future development potential and plans for the adjoining land. The required 10 foot strip must be created from Lot 1.

DATE: 3-23-94

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 92.DEC