Tax Map/Block/Parcel
No. 24-17-269

Building Permit/Zoning
Certificate 94-0154

Case ZA-93

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Todd & Julie Ruprecht
3009 Breezewood Lane
Hampstead, MD 21074

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 8 feet for an attached garage.

LOCATION: 3009 Breezewood Lane, in E.D. 8, Lot 6 in Walbrook Manor, a subdivision plat recorded at 9/93.

APPLICABLE REGULATIONS: Art. 6, Sec. 6.7; Art. 15, Sec. 15.5;

HEARING HELD: April 6, 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 20 foot side yard requirement for an attached garage are as follows:

1) The rear yard rises several feet immediately beyond the existing pavement. The existing retaining wall makes the location of a detached garage in that area impractical.

2) The location of the proposed garage is separated from adjoining Lot 7 by a 4-5 foot drop and an existing fence and will not adversely affect the use of Lot 7.

3) The architectural design of the dwelling including the access to the proposed family room prohibits shifting the garage further away from Lot 7.

DATE: April 12, 1994 Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 93.DEC