Tax Map/Block/Parcel
No. 33-10-594

Building Permit/Zoning
Certificate 94-0333

Case ZA-97

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Jeff & Lisa Zipprian
2100 Beverly Ct.
Hampstead, MD 21074

REQUEST: A variance reducing the minimum required front yard from 60 feet to about 49 feet for an addition to an existing residence.

LOCATION: 2100 Beverly Ct., in E.D. 8, Lot 29, Plat C of Sunset Way, a subdivision plat recorded at 21/27.

APPLICABLE REGULATIONS: Art. 66B, Sec. 5.04; 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 60 foot front yard requirement for an addition to an existing residence are as follows:

1) The minimum front setback for the "R-40,000" district has been changed since this lot was recorded, from 60 feet to 40 feet.

2) The architectural design of the dwelling and the proposed addition dictate this intrusion into the front yard.

3) The front of the lot along Moonlight Drive is bermed so as to minimize any adverse affect of the proposed enlargement.

DATE: April 12, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 97.DEC