Tax Map/Block/Parcel
No. 62-15-308

Building Permit/Zoning
Certificate 94-0338

Case ZA-98

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: James & Victoria Unglesbee
4113 Teklen Drive
Westminster, MD 21157

REQUEST: A variance reducing the minimum required side yard from 20 feet to about 7.5 feet for an attached garage.

LOCATION: 4113 Teklen Dr., in E.D. 9, Lot 25, in Sect. 2 of Academy Acres, a subdivision plat recorded at 11/65.

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 of the dwelling is encumbered by a swimming pool and the septic system, precluding location of a detached garage.

2) The architectural design of the dwelling makes the southwest side unsuitable for an attached garage.

3) The house location was apparently dictated by a significant drainage swale located along the southwest boundary of the lot.

DATE: April 13, 1994 Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 98.DEC