OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD

APPLICANT:  James C. and Angela Heckendorn
            5236 Stone Bridge Way
            Sykesville, Maryland 21784

REQUEST:  A variance reducing the minimum front yard require-
          ment from 40 feet to about 21 feet for enlargement of
          an attached garage.

LOCATION:  5236 Stone Bridge Way, Lot 31 in Section 4 of Stone
            House Village, a subdivision plat recorded at
            27/129.

APPLICABLE REGULATIONS:  Article 66B, Section 5.04; Article 15,
                         Section 15.5.

Hearing Held:  December 7, 1994

FINDINGS AND CONCLUSIONS

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, are as follows:

a)  This lot was previously the subject of a variance request
    in Zoning Appeals Case 2660 which reduced the front yard
    requirement to 33 feet for the attached garage. The
    current request is to reduce the front yard further to 21
    feet at the closest point of the enlargement.

b)  Although this lot was recorded with the front yard
    requirement shown along the back property line of Lot 30,
    in fact the dwelling is oriented toward the Use In Common
    driveway which separates the lot from Lots 34 and 35. The
    location of the dwelling provides a generous front yard
    along this line.

c)  The lot line to the side in question (the technical front
    yard) lies at an angle to the wall of the dwelling so
    that the maximum encroachment occurs at the rear corner
    of the garage, while the front corner will be approxi-
    mately 30 feet from the common property line with Lot 30.
    The owner of Lot 30 did not appear in protest.
Approval of this variance is subject to the following condition:

1) The effective front yard of the dwelling facing the Use In Common driveway shall be maintained to at least the minimum front yard for the district (40 feet).

12-14-94
Date

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
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    chron

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