OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD

APPLICANT: Sidney and Kimberly Diehl
1422 Chazadale Way
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum front yard
requirement from 40 feet to about 26 feet for
an attached garage.

LOCATION: 1422 Chazadale Way in E.D. 7, lot 28 in Section 3
of Chazadale North, a subdivision plat recorded at
20/69.

APPLICABLE REGULATIONS: Article 5C, Section 5C.5; 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 is a corner lot, which dictates two front yard
   requirements. The dwelling faces the narrowest part of
   the lot, at the intersection of the two streets,
   resulting in minimal space for an addition.

b) The septic system location precludes placement of a
detached garage in the rear yard.

c) The garage is proposed to be located toward the rear of
   the dwelling so as to minimize the encroachment.

12-14-94
Date

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
    file
    chron

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