OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Mr. & Mrs. Andy Delaney
3000 Flag Marsh Road
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum required front yard
from 50 ft. to about 48 ft. for an addition to the
dwelling.

LOCATION: 3000 Flag Marsh Road in Election District 13, Lot
9, in Section I of Watersville Acres, a subdivision
plat recorded at 10/32.

APPLICABLE REGULATIONS: Article 66B, Section 5.04, Article 15,
Section 15.5 Zoning Ordinance 1E.

HEARING HELD: March 3, 1993

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 50 foot front yard
requirement for an addition to the dwelling are as follows:

a.) The dwelling was constructed in 1974 in violation of the
building line shown on the recorded plat.

b.) A 1989 change in the State law, Chapter 729, Section 5-114
legalized structures located in violation of setback
requirements where the situation has existed for 3 years or
longer after the final inspection.

c.) The proposed addition will continue the line of the house.
The cantilever represents the maximum intrusion.

d.) The existing dwelling and the addition are both beyond the
minimum setback by the zoning ordinance.

March 9, 1993

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case20.FC