OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Andrew Keefer/Family Homes, Inc.
61 Rockland Road
Westminster, MD 21158

REQUEST: A variance reducing the minimum front yard requirement from 35
feet to about 22 feet for an existing dwelling to create an
additional building lot.

LOCATION: 123 Bond Street, in E.D. 7

APPLICABLE REGULATIONS: Art. 8, Sect. 8.5, Article 15, Section 15.5, Zoning
Ordinance 1E.

HEARING HELD: January 8, 1997

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 reduction of the minimum front yard requirement for
an existing dwelling to create a building lot are as follows:

a) This property as it exists consists of 28,850+- square feet and is in
an area that is serviced by water and sewer.

b) The property is entitled to subdivision and can meet all of the
requirements such as lot size, width at midpoint, and so forth.

c) Two options of entry were proposed to the County and the County
preferred the plan which therein was presented at the hearing for a
variance.

d) Mr. and Mrs. Ecker, 125 Bond Street who would be most affected, and
others, were in opposition to the proposed drive coming in along the
Ecker property. Their preference was to have the configuration show
right of way to the lot run the entire length of the left side of the
lot where the existing dwelling is located and then the proposed
driveway enter along the rear property line to the proposed lot.

e) It is this hearing officer's opinion that runoff and drainage
problems would be more severe and more property owners would be affected
if the configuration the opponents wanted was approved. The grade would
also be too excessive and a safety hazard to all property owners.

f) In granting this approval for a variance it is conditioned on the
following:
1) A swale be constructed above the driveway and designed to divert flow off the driveway and away from the Ecker property.

2) The driveway be so elevated as to further divert runoff from the Ecker property.

3) Screening along the property line that adjoins the Ecker property to a point where the new property line begins that will separate the existing lot and the new lot.

DATE: 1/14/97
George Beisser, Acting Zoning Administrator

CC: Zoning Enforcement
Code: Case 303.097