OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: J. Michael & Wendy L. Bopst
780 S. Springdale Road
New Windsor, MD 21776

REQUEST: A variance reducing the minimum side and front yard
requirements from 20 feet to about 15 feet and 95 feet to 70
feet respectively for an attached garage and an addition.

LOCATION: 780 S. Springdale Road, in E.D. 11.

APPLICABLE REGULATIONS: Article 6, Section 6.7; Article 15, Section 15.5;
Zoning Ordinance 1E.

HEARING HELD: May 7, 1998

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 in the minimum required front yard
requirement for an addition and a porch are as follows:

The variance application submitted for the applicant stated a
garage addition, 20'x22' feet, and variance of 5 feet from the required 20
feet was needed. This addition is actually going to be a carport in the
side yard. Section 15.3(a) provides an exception of 25 percent for
carports, therefore at 15 feet, as proposed, the carport meets the
requirements and a variance is not necessary.

The variance to the front yard from the 95 feet, shown on the plat,
to 70 feet is granted. The greater setback than what was required by
the zoning ordinance at the time appears to have been required by the
Health Department as the septic is located in the front.

The house as it sits currently is encroaching the 95 foot buildable
residence line by approximately 12 feet. The granting of this variance
will bring the existing encroachment into compliance.

Final approval for a building permit will be subject to Health
Department approval. These additions will not have any adverse affect
on any adjoining properties.

5/11/98
George L. Beisser, Zoning Administrator

Zoning Enforcement