OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: William C. Oler
4618 Maple Grove Road
Hampstead, MD 21074

REQUEST: A variance waiving the minimum separation between
the principal building and an accessory building
from 6 feet to about 0 feet for a detached garage.

LOCATION: 4618 Maple Grove Road in Election District 8, Lot 3
on a plat recorded at 8/31.

APPLICABLE REGULATIONS: Article 15, Section 15.2(b) and 15.5

HEARING HELD: December 2, 1992

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 requirement for a 6 foot
separation between the principal building and a detached garage,
are as follows:

a) There is a large, mature maple tree located approximately 30
feet from the dwelling which would have to be removed in order
to maintain a 6 foot separation between the dwelling and the
garage. The tree affords shade and wind protection for the
property.

Approval of this variance is subject to the following
condition:

1) Location of the garage must not encroach into the 7.5 foot
drainage and utilities easement along the side property line.

2) Applicant is directed to secure a building permit/zoning
certificate for the existing patio enclosure attached to the
rear of the dwelling.

December 16, 1992

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Carel FC