OFFICIAL DECISION
Zoning Administrator
Carroll County, Maryland

APPLICANT: Samuel & Stephanie Keenan
1281 Cinnamon Ridge Court
Eldersburg, MD 21784

REQUEST: A variance reducing the minimum
front yard requirement from 30 feet
to about 17 feet for an addition

LOCATION: 1281 Cinnamon Ridge Court
Eldersburg, MD 21784
E. D. 5

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

HEARING HELD: January 6, 1999

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the
variance is denied.

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 attached garage, are as follows:

This property is located in a Planned Unit Development. Planned Unit
Developments or PUD's are located in areas that have public facilities,
water and sewer, and are generally on small parcels approximately one
quarter acre or smaller. The purpose and objective of the PUD is to
provide suitable sites for relatively higher density types of residential
structures and to permit the optimum amount of freedom and variety in the
design and management of such varying types of residential structures.

On these small lots developers and builders take the word optimum
literally. They tend to, in the case of single family dwellings, build as
large a dwelling as they can on the lot leaving very little buildable area
for addition onto the dwelling.

This lot contains a two story dwelling with basement and an attached
two car garage. The dwelling was built forward right up to the front
minimum building line. The applicants proposal was to convert the existing
garage to living space and construct a new garage which would encroach the
front minimum building line by 13 feet.
No practical difficulty or undue hardship was justified by the applicants testimony. The rear yard currently has a setback from the dwelling to the property line of 50 feet on the left rear and 61.6 feet at the right rear. A 35 foot setback is required by zoning ordinance. Therefore alternatives do exist to provide additional living space.

NOTE: Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

January 11, 1999

[Signature]
George L. Beisser
Zoning Administrator

cc: Zoning Enforcement