OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT:    Beth Fulton
              12 Ridgeview Drive
              Westminster, MD 21157

              Gaylord Brooks Real Estate
              3314 Paper Mill Road
              Phoenix, MD 21131

REQUEST:     A variance reducing the minimum required front yard from 25
              feet to about 12 feet for a new residence.

LOCATION:    8 Ridgeview Drive in E. D. 7; lot 12 in Sec. 2 of Charles A.
              Brock Development, a subdivision plat recorded at 7/40.

APPLICABLE REGULATIONS:  Art. 8, Sec. 8.5; Art. 15, Sec. 15.1 (b), 15.5

HEARING HELD:  February 2, 1994

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 25 foot front yard requirement for a new residence
are as follows:

a)  The subject lot is severely affected by topography.  Approximately 15 feet
    from the front property line the grade drops steeply about 15 feet.  This proposal will
    allow the entrance to the residence to be at street level.

b)  Placement of the residence and attached garage at street
    level eliminates the need for a driveway curb cut and will minimize storm water flow through the lot to
    properties down hill.

c)  The location of the residence to the front of the lot
    will maximize the pervious area on the lot.

Approval of this variance is subject to the following condition(s):

1)  Limit future development in the rear yard.

2)  Consult Landscape Division at 857-8123 for possible
    planting for storm water control.

DATE:  Feb 14, 1994

Solveig L. Smith, Zoning Administrator

cc:  Zoning Enforcement

Code:  Case 87.dec