

Case ZA-118

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: David and Barbara Middleton
7433 John Pickett Road
Woodbine, MD 21797

REQUEST: A variance reducing the minimum required side yard
from 20 feet to about 13 feet for an attached
garage.

LOCATION: 7433 John Pickett Road, in Election District 14

APPLICABLE REGULATIONS: Article 6, Section 6.7; Article 15,
Section 15.5

HEARING HELD: July 6, 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 requirement for a 20 foot
side yard for an attached garage are as follows:

- a) The dwelling on this site is located well back from John
Pickett Road and extremely near the westerly property
line considering the width of the lot. The westerly side
of the dwelling is the logical place for an attached
garage, based on the floor plan.
- b) Location of a detached garage in the rear yard is
impractical because of the rising topography and several
small buildings located there.
- c) The property to the west is not developed.

DATE: July 18, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case118.FC