

Case ZA 147

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD

APPLICANT: Jack C. and Darlene M. Stone
4210 Valley Vista Court
Manchester, Maryland 21101

REQUEST: A variance reducing the minimum side yard
requirement from 20 feet to about 5 feet for an
attached garage.

LOCATION: 4210 Valley Vista Court in E.D. 6, lot 20 in
Section 2 of Valley Vista, a subdivision plat
recorded at 13/83.

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

Hearing Held: December 7, 1994

FINDINGS AND CONCLUSIONS

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 20 foot side yard require-
ment for an attached garage, are as follows:

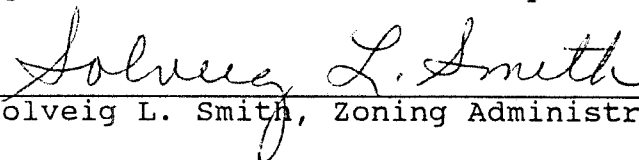
- a) The 100 foot minimum building line on this lot results in
limited back yard space. The back yard is already
occupied by an in-ground swimming pool and accompanying
decks and fence.
- b) Placement of a detached garage in the rear yard would
require removal of established trees and relocation of
the paved driveway.

Approval is subject to the following condition:

- 1) Applicant is directed to pursue revision of the
subdivision plat to remove or reduce the 10 foot
drainage and utility easement currently shown on
the record plat. This building permit cannot be
approved for zoning until the revision is complete.

12-15-94

Date


Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
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