

Tax Map/Block/Parcel
No. 76-2-169

Building Permit/Zoning
Certificate 92-2278

Case ZA-15

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Thomas & Hilda C. Davis
7225 Honeybush Drive
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum required side yard
from 20 ft. to about 17 ft. for an attached garage.

LOCATION: 7223 Honeybush Drive in Election District 13, Lot
17, Section 2, of Watersville Acres, a subdivision
plat recorded at 10/73.

APPLICABLE REGULATIONS: Article 5, Section 5.1, Article 15,
Section 15.1(b), 15.5 Zoning Ordinance
1E.

HEARING HELD: March 3, 1993

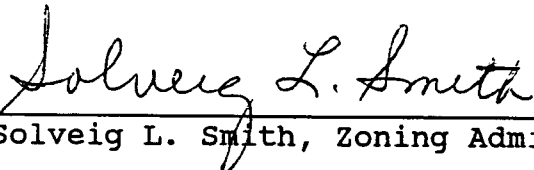
FINDINGS AND CONCLUSION

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 20 foot side yard
requirement for an attached garage are as follows:

- a.) The lot slopes severely at the rear. Level area on the lot is
restricted.
- b.) A detached garage set behind the dwelling would utilize all
level area available for other uses.
- c.) A 2 foot chimney on this side of the dwelling requires the 26
foot width of the proposed garage.
- d.) Intrusion into the required yard is minimal (one corner of
garage only).

March 9, 1993


Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case15.FC