

Tax Map/Block/Parcel  
No. 74-D-158

Building Permit/Zoning  
Certificate 96-3212

Case ZA-300

OFFICIAL DECISION  
ZONING ADMINISTRATOR  
CARROLL COUNTY, MD.

**APPLICANT:** Philip Pickett  
5338 Wendy Road  
Sykesville, MD 21784

**REQUEST:** A variance reducing the minimum front yard requirement from 40 feet to about 37 feet for a dwelling.

**LOCATION:** 6601 Marvin Avenue, in E.D. 5.

**APPLICABLE REGULATIONS:** Art. 7, Sect. 7.1(c), Article 15, Section 15.5, Zoning Ordinance 1E.

**HEARING HELD:** January 8, 1997

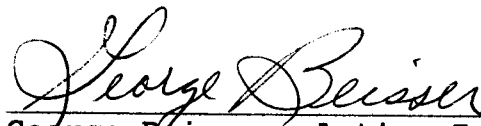
FINDINGS AND CONCLUSION

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 reduction of the minimum front yard requirement for a dwelling are as follows:

- a) The dwelling is a new dwelling that is completely constructed.
- b) This is a corner lot and therein requires two front yard setbacks.
- c) Builder erred in setting foundation and measurements. Actual rear yard setback also discovered to be 64 feet not 53 as shown on plat.
- d) Placement of this dwelling will have no adverse affect on adjoining properties.

DATE: 1/13/97

  
George Beisser, Acting Zoning Administrator

CC: Zoning Enforcement  
Code: Case 300.D97