Case ZA-382

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Thomas W. McLean, Jr.
2707 Wildorlyn Dr.
Finksburg, MD 21048

REQUEST: A variance reducing the minimum front yard requirement from
150 feet to about 60 feet and a reduction of the side yard
requirement from 20 feet to 10 feet for a detached garage.

LOCATION: 2707 Wildorlyn Drive, in E.D. 4.

APPLICABLE REGULATIONS: Article 5C, Section 5C.5, Article 15, Section 15.5;
Zoning Ordinance 1E.

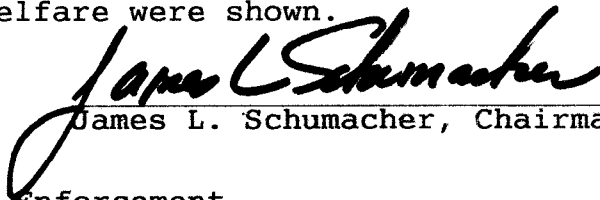**HEARING HELD:**   April 1, 1998

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 in the minimum required front and side
yards for a detached garage, are as follows:

1.   The applicant purchased the property in its current layout and lot
dimensions. The lot is narrow with side yards of 20 feet or less.
The required side yard setback is 20 feet making house additions or
enlargements into the side yard impossible.

2.   The side yards are further limited by the location of a 7.5 foot
drainage and utility easement, making the useable side yard, for
purposes of any addition, less than 13 feet.

3.   Locating the garage in the rear yard is impractical due to the
location of the septic system. The system is already more than 25
years old and a replacement area will be needed.

4.   The surrounding neighbors were contacted and no one was present to
oppose the request. Mr. Bratcher, who resides at 2711 Wildorlyn
Drive, was present in support of the application.

5.   The applicant needs the additional storage space to store and
protect several antique vehicles.

6.   The applicant proved that strict compliance with the ordinance
would result in practical difficulty which was not caused by the
applicant. No adverse conditions to the public health, safety, and
welfare were shown.

4/8/98   _James L. Schumacher_
James L. Schumacher, Chairman of the Board of Zoning Appeals

CC: Zoning Enforcement
Code: Case 382.D98