

Case ZA-440

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Christopher Baker
3820 White Oak Court
Manchester, MD 21102

REQUEST: A variance reducing the minimum
required front yard requirement
from 40 feet to about 35 feet for a
dwelling and subsequent attached
garage

LOCATION: 3820 White Oak Court
Manchester, MD 21102, E.D. 6

APPLICABLE REGULATIONS: Article 6, Section 6.7, Article
15.5, Section 15.5; Zoning
Ordinance 1E.

HEARING HELD: February 3, 1999

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

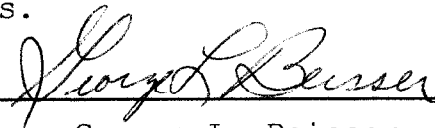
Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction in the minimum front yard requirement for an attached garage are as follows:

The existing house on the property already encroaches the front minimum building line. That building error was corrected by Board of Zoning Appeals Case #2529.

The proposed garage will not come forward of the front wall of the existing dwelling. Therefore, this minimum (3) three-foot variance will have no adverse effect on adjoining properties.

February 10, 1999

Date



George L. Beisser
Zoning Administrator

cc: Zoning Enforcement