

Case ZA-64

OFFICIAL DECISION  
ZONING ADMINISTRATOR  
CARROLL COUNTY, MD.

**APPLICANT:** Brian and Carol O'Neel  
1956 Granite Pt. Terrace  
Marriottsville, MD 21104

**REQUEST:** A variance reducing the minimum required front yard  
from 25 feet to about 20 feet for an existing  
dwelling.

**LOCATION:** 1956 Granite Pt. Terrace in Election District 5,  
Lot 59, in Section D of Melstone Valley, a  
subdivision recorded at 30/121.

**APPLICABLE REGULATIONS:** Article 66B, Section 5.04, Article 15,  
Section 15.5.

**HEARING HELD:** August 23, 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 25 foot front yard  
requirement for an existing dwelling, are as follows:

- a) The dwelling was constructed under B.P. 91-2396 at its present  
location, apparently without challenge by the County.
- b) Heavy rock deposits at the rear of the lot are a limiting  
factor in location of improvements.
- c) The encroachment over the Minimum Building Line is minimal,  
approximately 5 feet at one corner only.

DATE: August 30, 1993

Solveig L. Smith 10/28  
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case64.FC

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