

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANTS: John A. Winkles and Sandra J. Winkles
2208 Dulany Terrace
Westminster, Maryland 21157

ATTORNEY: James Willard Davis, Esquire
237 East Main Street
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum building line of 115 feet to
110 feet for the existing dwelling.

LOCATION: 2208 Dulany Terrace in Election District 9; Dulany Hills sub-
division, Plat D, lot 31 recorded in Carroll County Plat
Records in Book 17, page 10.

BASES: Article 66B, Section 5.04; Code of Public General Laws of
Maryland; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: October 27, 1987

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes the request. The findings justifying the authorization include the facts that the minimum building restriction line substantially exceeds the minimum required front setback for the "R-40,000" Residence District; sub-surface rock formations were encountered in excavating for the foundation, which affected the location of the foundation; the majority of the dwelling complies with the minimum building line requirement; there is no indication that the encroachment adversely affects the adjoining properties or public interest; and, the authorization is now necessary in order to preclude practical difficulty and unreasonable hardship that would otherwise occur with ownership or use of the property.

Oct. 30, 1987
Date

John Totura
John Totura, Chairman