

Case 2950

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: George J. Redifer
2494 McKenzie Road
Ellicott City, Maryland 21043

REQUESTS: Variances reducing the minimum required side yards of 20 feet to about 19.6 feet, as presently existing, and 11.6 feet for a proposed addition to the dwelling.

LOCATION: 1426 Woodridge Lane in Election District 5; Strawbridge Estates subdivision, Section 3A, lot 22 recorded in Carroll County Plat Records in Book 9, page 25.

BASES: Article 7, Section 7.5; Article 15, Section 15.5; Zoning Ordinance 1.

HEARING HELD: May 27, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the requests for reduction of the minimum required side yard of 12 feet, to 11.6 feet to allow the proposed addition to the northerly side of the existing dwelling. For purposes of clarification, Ordinance Number P reduced the minimum required side yard 20 feet to 12 feet effective March 1, 1988. The request for reduction of the minimum required southerly side yard to 19.6 feet is moot. The pertinent findings justifying the authorization include the facts that the reduction of the minimum required side yard now amounts to about 5 inches, which is not considered significant; practical difficulty would be encountered in otherwise complying with the provisions of the zoning ordinance due to the existing topography and necessity to remove a number of valuable trees located on the premises; and, there is no indication that enlargement of the dwelling as proposed will unduly affect the adjoining properties or public interest.

June 13 1988

Date

John Totura

John Totura, Chairman