

Case 3102

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Jo Ann Shue
1704 Kempfield Drive
Hampstead, Maryland 21074

REQUEST: Variances reducing the minimum required front setback and one side yard to allow enclosure of the existing carport.

LOCATION: 1704 Kempfield Drive in Election District 8; Kempfield Estates subdivision, Section 2, lot 22 recorded in Carroll County plat records in book 8, page 97.

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

HEARING HELD: March 3, 1989

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes reduction of the minimum required front setback and one architectural side yard, which is technically the rear yard of the corner lot. Reduction of the minimum required front setback of 40 feet is to about 38 feet, and reduction of the minimum required rear yard is to about 35 feet. The variances will allow construction of an addition, 6 feet by 24 feet, to convert the existing car port into a garage. In considering the record, the Board finds no indication that establishment of the garage as proposed will unduly affect the adjoining properties or public interest. .

March 9, 1989

Date

John Totura
John Totura, Chairman