

Case 3125

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Vincent D. Mettle
619 Tangle Wood Drive
Eldersburg, Maryland 21784

REQUEST: Variance reducing the minimum required front yard
of 45 feet to about 28 feet for a proposed garage
to be attached to the existing dwelling

LOCATION: 807 Wilda Drive in Election District 4; Addition
to Peach Mill Estates subdivision, Section 2,
Plat A, Lot 27 recorded in Carroll County Plat
Records in Book 29, Page 61

BASES: Article 5C, Section 5C.5; Article 15, Section
15.5; Ordinance 1E

HEARING HELD: March 28, 1989

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that use of the property is severely restricted by the minimum buildable area; the proposed garage is architecturally compatible with the existing dwelling only as proposed, and can not otherwise be reasonably located on the lot; and, there is no indication that establishment of the attached garage as proposed will unduly affect the adjoining properties or public interest. The time limit to apply for the required zoning certificate is hereby extended one year. In the event application is not timely, the Zoning Administrator may approve an additional extension of one year upon good cause shown.

March 31, 1989
Date

John Totura
John Totura, Chairman