

Case 3151

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: Baxter M. Phillips, Jr.  
6645 Wind Ridge Road  
Mt. Airy, Maryland 21771

REQUEST: Variances reducing the minimum building line and one side yard for a proposed garage to be attached to the existing dwelling

LOCATION: 6645 Wind Ridge Road in Election District 13; Christy Acres subdivision, Section 3, Lot 64 recorded in Carroll County Plat Records in Book 27, page 153.

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

HEARING HELD: June 6, 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 and establishment of the proposed garage is restricted by the configuration of the lot and topography of the site. Reduction of the minimum building line is from 40 feet to about 36 feet and reduction of the minimum required side yard will be from 20 feet to about 13 feet as measured from the closest corner of the garage to the side property line. In both instances, only a small portion of the proposed garage will encroach into the minimum required yards. In addition, there is no indication that establishment of the garage as proposed will unduly affect the adjoining properties or public interest.

June 16, 1989  
Date

John Totura  
John Totura, Chairman