

Case 3306

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANTS: James M. South and Brenda L. South
7027 Carmae Road
Sykesville, Maryland 21784

REQUEST: A variance reducing the minimum required front yard and building line of 40 feet to about 33 feet for a proposed addition, including an attached garage, to the existing dwelling

LOCATION: 7027 Carmae Road in Election District 14; Carmae Acres subdivision, lot 23 recorded in Carroll County Plat Records in Book 14, page 10

BASES: Article 66B, Section 5.04, Annotated Code of Maryland; Article 7, Section 7.5; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: December 28, 1989

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the variance as requested.

The pertinent findings justifying the authorization include the facts that the property is a corner lot, with minimum setback lines substantially restricting use of the property. The addition to the dwelling, including the attached garage, is architecturally compatible only as proposed; and, there is no evidence to indicate that relaxation of the minimum required front yard and building line to accommodate the addition and attached garage will unduly affect the adjoining properties or public interest.

Jan, 3, 1990
Date

John Totura
John Totura, Chairman