

Tax Map/Block/Parcel
No. 41/13/596

Building Permit/Zoning
Certificate No. 90-0873

Case 3356

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Paul Yancey and Mary Ann Yancey
3796 Castle Drive
Hampstead, Maryland 21074

AGENT: Henry A. Ruppert Company, Inc.
1317 Old Manchester Road
Westminster, Maryland 21157

REQUEST: A variance reducing one minimum required side
yard of 12 feet to 10 feet for a proposed garage
to be attached to the existing dwelling

LOCATION: 3796 Castle Drive in Election District 8; Castle
Oaks Acres subdivision, Section 2, Lot 16
recorded in Carroll County Plat Records in book
16, page 33

BASES: Article 7, Section 7.5; Article 15, Section
15.5; Ordinance 1E (The Carroll County Zoning
Ordinance)

HEARING HELD: May 29, 1990

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 in accordance with the revised plot plan submitted to the Board during the public hearing. Attention is directed to the fact that the minimum required side yard in the "R-20,000" Residence District is 12 feet not 20 feet as noted in the public hearing notices. Accordingly, the variance is from 12 feet to 10 feet. The pertinent findings determining the Board's decision include the facts that use of the property is substantially restricted by the minimum building restriction line; the garage is architecturally compatible with the existing dwelling only as proposed; and, there is no indication that establishment of the garage will unduly affect the adjoining properties or public interest.

May 31, 1990
Date

John Totura
John Totura, Chairman

JDN/bmb/C3356DEC
May 31, 1990