

Tax Map/Block/Parcel  
No. 48-3-170

Building Permit/Zoning  
Certificate No. 90-2524

Case 3414

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

**APPLICANT:** James Frank Kordonski  
4208 Wolf Court  
Hampstead, Maryland 21074

**REQUEST:** A variance reducing one minimum required side yard of 20 feet to 10 feet for a proposed garage to be attached to the existing dwelling

**LOCATION:** 4208 Wolf Court in Election District 8; Wolf Hill subdivision, Section 4, lot 49 recorded in Carroll County Plat Records in book 19, page 9

**BASES:** Article 5C, Section 5C.5; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** August 22, 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 as requested. The pertinent findings determining the Board's decision include the facts that construction of the garage is restricted by topography of the property, the locations of the dwelling and sewage disposal system, and the architectural compatibility to the dwelling. Although an amended subdivision plat will be required to reduce the drainage and utility easement paralleling the northerly property line, the minimum easement width necessary to accomplish excavation within the easement will be maintained. Accordingly the Board finds no indication that construction of the attached garage, as proposed, will unduly affect the adjoining properties, or public interest.

Aug. 27, 1990  
Date

John Totura  
John Totura, Chairman

JDN/bks/C3414DEC  
August 24, 1990