

Tax Map/Block/Parcel
No. 53-21-879

Building Permit/Zoning
Certificate No. 90-2161

Case 3415

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Charles S. Moser, Jr. and Mary J. Moser
2270 Baltimore Boulevard
Finksburg, Maryland 21048

REQUEST: A variance reducing one minimum required side yard of 20 feet to about 11 feet for a proposed two-story addition, including a garage, to the existing dwelling

LOCATION: 2270 Baltimore Boulevard
Finksburg, Maryland 21048

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

HEARING HELD: November 26, 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. The pertinent findings determining the Board's decision include the facts that the location of the dwelling, available building area of the lot, on-site sewerage disposal system and area reserved for replacement systems restrict use of the premises; the addition including attached garage, is architecturally compatible with the existing dwelling only as proposed; and, there is no indication that the proposed addition will unduly affect the adjoining properties or public interest.

In addition, the applicant recognizes that it will be necessary to obtain approval from the Planning and Zoning Commission of an amended subdivision plat adjusting the drainage and utilities easement paralleling the side property line to allow enlargement of the dwelling as proposed.

Nov. 29, 1990
Date

John Totura
John Totura, Chairman

JDN/bdc/C3415DEC
November 29, 1990