

Case 3435

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

APPLICANT: Steven Robert Roys
1884 Lakeland Drive
Finksburg, Maryland 21048

REQUEST: A variance reducing the minimum building line of 50 feet to about 29 feet for a proposed addition and garage to be attached to the existing dwelling

LOCATION: 1884 Lakeland Drive in Election District 4; Lakeland Heights subdivision, Section 4, Plat 3, lot 8A recorded in Carroll County Plat Records in book 26, page 47

BASES: Article 66B, Section 5.04 of the Annotated Code of Maryland; Article 5, Section 5.5; Article 15, Section 15.5; Ordinance 1E. (The Carroll County Zoning Ordinance)

HEARING HELD: September 27, 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 requested variance. The pertinent findings determining the Board's decision include the facts that the property is located to the rear of two other properties, and is provided with vehicular access by a use in common driveway extending from Lakeland Drive. Rather than orient the architectural front of the dwelling to the rear of the abutting lot, the dwelling was oriented so that an architectural side is adjacent to the minimum building line. The proposed addition consists of a covered breezeway, 10 feet by 26 feet, connecting the existing house to the proposed garage of 24 feet by 40 feet. Although the dimensions of the proposed garage may be reduced, they may not be increased, in keeping with this decision. Regardless of any reduction, the addition is architecturally compatible with the existing dwelling, sewerage disposal system, well, and water supply line, only as proposed. Furthermore, there is no indication that the addition will unduly affect the adjoining properties or public interests.

Oct. 3, 1990
Date

John Totura
John Totura, Chairman