

Tax Map/Block/Parcel
No. 78-2-631

Building Permit/Zoning
Certificate No. 91-0366

Case 3536

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Homestead Builders, Inc.
Larry Stirn, President
5581 Bartholow Road
Sykesville, Maryland 21784

REQUEST: A variance reducing one minimum required side yard of 12 feet to about 7 feet, as presently existing, for the dwelling

LOCATION: 288 Carnie's Lane in Election District 14; Obrecht Estates subdivision, Plat C, lot 23, recorded in Carroll County Plat Records in book 30, page 119

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

HEARING HELD: July 25, 1991

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 development of the property was restricted by its topography and valuable hardwood trees. In addition, the lot is oriented to Carnie's Lane at an angle so that the northwesterly corner of the dwelling encroaches into the minimum required side yard paralleling the westerly property line. In considering the record, the Board finds no indication that authorization of the variance will unduly affect the adjoining properties, and that the authorization is now necessary in order to preclude practical difficulty and unreasonable hardship that would otherwise occur in ownership and use of the property.

July 31, 1991
Date

John Totura
John Totura, Chairman

JDN/bmh/c3536dec
July 31, 1991