

Tax Map/Block/Parcel
No. 57-8-317

Building Permit/Zoning
Certificate No. 91-1482

Case 3580

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

APPLICANTS: Mark Y. Miller and Cynthia Ann Harmon-Miller
2515 Ridge Road
Westminster, Maryland 21157

ATTORNEY: James Willard Davis, Esquire
237 East Main Street
Westminster, Maryland 21157

REQUEST: Variances reducing the minimum required rear yard and one side yard of 50 feet, each, to 22 feet and 12 feet, respectively, for a proposed detached garage determined to be subject to the minimum requirements for principle permitted uses

LOCATION: 2515 Ridge Road (Md. Rt. 27) in Election District 9; Harmony Hills Estates subdivision, Resubdivision of lot 5, lot 5A, recorded in Carroll County Plat Records in book 22, page 60

BASES: Article 5, Section 5.5; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: July 26, 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 variances. The pertinent findings determining the Board's decision include the facts that use of the property is restricted by the topography, area reserved for the on-site sewerage disposal system, and valuable hardwood trees. Furthermore, there is no indication that establishment of the garage will unduly affect the adjoining properties, and the authorizations are necessary in order to preclude practical difficulty and unreasonable hardship in the use and ownership of the property that would otherwise occur.

Aug. 1, 1991
Date

John Totura
John Totura, Chairman

JDN/bmh/c3580dec
July 30, 1991