

Tax Map/Block/Parcel
No. 22-12-150

Building Permit/Zoning
Certificate No. 91-2206

Case 3624

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: William Spradbrow and Dorothy Spradbrow
1517 Bachman Valley Road
Westminster, Maryland 21157

AGENT: Patio Enclosures, Inc.
224 Eighth Avenue, N.W.
Glen Burnie, Maryland 21061

REQUEST: A variance reducing the minimum required rear
yard of 50 feet to about 38 feet for a proposed
addition to the existing dwelling

LOCATION: 1517 Bachman Valley Road in Election District 6;
Bachman Valley Estates subdivision, lot 1
recorded in Carroll County Plat Records in book
14, page 47

BASES: Article 6, Section 6.7; Article 15, Section
15.5; Ordinance 1E. (The Carroll County Zoning
Ordinance)

HEARING HELD: October 23, 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 dismisses the request. The pertinent findings determining the Board's decision include the facts that although the location survey performed by a registered property line surveyor depicts the dwelling to be 50 feet from the rear property line it is actually approximately 75 feet from the rear property line. Accordingly, the proposed addition to the existing dwelling will not encroach into the minimum required rear yard, and the request for variance is unnecessary.

Oct 28, 1991

Date

John Totura
John Totura, Chairman

JDN/bdc/C3624DEC
October 24, 1991