

Tax Map/Block/Parcel
No. 70-17-193

Building Permit/Zoning
Certificate No. 91-3140

Case 3649

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Mark Misner and Lynn Misner
6609 Christy Acres Court
Mount Airy, Maryland 21771

REQUEST: A variance reducing one minimum required side
yard of 20 feet to 10 feet for a proposed garage
to be attached to the existing dwelling

LOCATION: 6609 Christy Acres Court in Election District
13; Candice Estates subdivision, Section II, lot
14 recorded in Carroll County Plat Records in
book 27, page 17

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

HEARING HELD: December 27, 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 approves the variance. The pertinent findings determining the Board's decision include the facts that location of the garage other than as proposed is restricted by the well serving the property, an easement for a second well serving an adjacent property, and the area reserved for the on-site sanitary sewerage disposal system. In addition, the garage is architecturally compatible with the existing dwelling only as proposed, and there is no indication that establishment of the garage will unduly affect the adjoining properties or public interest.

Attention is directed to the fact that the dimensions of the garage have been amended to be 24 feet square. The dimensions noted on the permit application and zoning certificate form should be corrected to reflect the new dimensions.

Dec. 31, 1991
Date


John Totura, Chairman

JDN/c3649dec
December 30, 1991