

Tax Map/Block/Parcel
No. 67-23-404

Building Permit/Zoning
Certificate No. 92-1485

Case 3735

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Thomas A. Kawecki
5614 Elele Court
Sykesville, Maryland 21784

REQUEST: Variances reducing the minimum building line of 110 feet to about 94 feet, and one minimum side yard of 20 feet to about 17 feet for a proposed garage to be attached to the existing dwelling, allowing the existing garage to be converted to a family room with kitchen nook

LOCATION: 5614 Elele Court in Election District 14; Piney Run Estates subdivision, Section 2, Plat B, lot 29 recorded in Carroll County Plat Records in book 15, page 4

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

HEARING HELD: June 23, 1992

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 variances. The pertinent findings determining the Board's decision include the facts that location of the existing dwelling was restricted by the minimum building line; the encroachment of the proposed garage will be less than that of the existing dwelling; construction of the garage is architecturally compatible with the existing dwelling only as proposed; and, there is no indication that establishment of the proposed garage will unduly affect the residents of adjacent properties, the values of those properties, or the public interests.

June 25, 1992
Date

John Totura
John Totura, Chairman

JDN/bmh/c3735dec
June 24, 1992