

Tax Map/Block/Parcel  
No. 68-1-334

Building Permit/Zoning  
Certificate No. 92-2374

Case 3779

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Charlotte L. Starry Ellard  
124 Heritage Lane  
Sykesville, Maryland 21784

**REQUEST:** A variance reducing the minimum building line of 40 feet to about 27 feet from Heritage Lane for a proposed garage to be attached to the existing dwelling

**LOCATION:** 124 Heritage Lane in Election District 14; Heritage Lane subdivision, lot 3 recorded in Carroll County Plat Records in book 12, page 31

**BASES:** Article 66B, Section 5.04 of the Annotated Code of Maryland; Article 6, Section 6.7; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** August 26, 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 approved the variance. The pertinent findings determining the Board's decision include the facts that the property is a corner lot and its use is restricted by the minimum building lines paralleling Old Washington Road and Heritage Lane; the garage is architecturally compatible with the existing dwelling only as proposed, and represents the most beneficial development of the property; and, no evidence was introduced to substantiate that establishment of the garage as proposed would unduly affect the residents of adjacent properties, the values of those properties, or the public interests.

Aug. 27, 1992  
Date

John Totura  
John Totura, Chairman

JDN/bmh/c3779dec  
August 26, 1992