

Tax Map/Block/Parcel
No. 59-14-954

Building Permit/Zoning
Certificate No. 92-2460

Case 3784

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Mark D. Watkins
2023 Charolais Court
Finksburg, Maryland 21048

REQUEST: A variance reducing the minimum building line for the rear yard of 50 feet to about 45 feet for a proposed addition including a garage to the existing dwelling

LOCATION: 2023 Charolais Court in Election District 4; Charolais Acres subdivision, lot 7 recorded in Carroll County Plat Records in book 27, page 193

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

HEARING HELD: September 22, 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 use of the property is severely restricted by the front and rear minimum building lines, the location of the existing well, and the area required for the on-site sewerage disposal system; the encroachment of the proposed addition and garage is not significant; the addition and garage are architecturally compatible only as proposed; and, no evidence was introduced which would indicate that authorization of the variance would unduly affect the residents of adjacent properties, the values of those properties, or the public interests.

September 23, 1992
Date

William Law
William Law, Chairman

JDN/bmh/c3784dec
September 22, 1992