

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANTS: John William Taylor and Phong Taylor
2223 Ridgemont Drive
Finksburg, Maryland 21048

ATTORNEY: Charles E. Stoner, Esquire
Stoner, Preston & Boswell, Chartered
188 East Main Street
Westminster, Maryland 21157

REQUEST: A variance reducing one minimum required side yard of 20 feet to
about 18 feet for the existing dwelling.

LOCATION: 2223 Ridgemont Drive in Election District 4; Ridgemont subdivision,
Section 4, lot 49 and Section Two, Parcel "A" recorded in Carroll
County Plat Records in Book 22, page 511.

BASES: Article 7, Section 7.5; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: October 2, 1987

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that the existing house was located on the lot in error; only a small portion of the northeasterly corner of the dwelling encroaches into the required side yard and drainage and utility easement; there is no indication that relaxation of the minimum side yard requirement will unduly affect the adjoining properties or public interest; and, the authorization is necessary in order to preclude practical difficulty and unnecessary hardship that would otherwise result with ownership and use of the property.

Oct. 23, 1987

Date

John Totura

John Totura, Chairman