

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Robert J. Fabich & Leyla Okutman
Rm. 126 Men's Home
6655 Sykesville Road
Sykesville, Maryland 21784

REQUESTS: Variances reducing the minimum setback of 70 feet from the center line of Louisville Road to about 46 feet and the minimum required rear yard of 50 feet to about 15 feet for a proposed dwelling.

LOCATION: 4400 Louisville Road in Election District 4. *

BASES: Article 6, Section 6.7; Article 4, Section 4.16; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: October 30, 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 Louisville Road, which was originally located on the west side of the property, was relocated and reconstructed on the east side of the property; construction of a single family dwelling on the property is restricted by the configuration, topography, stream and flood plain traversing the property, and combined affects of the Health Department and zoning regulations; additional land to enlarge the property and resolve the problem is not available; authorization of the variances is necessary in order to allow reasonable use of the property; and, there is no indication that construction of a dwelling on the property as proposed and in accordance with the Carroll County Health Department requirements will unduly affect the adjoining properties or the public interest.

Attention is directed to the fact that due to the relocation of Louisville Road, although the tax map has failed to show that relocation in the past, the address of the property is 4400 Louisville Road as noted above.

Nov. 10, 1987
Date

John Totura
John Totura, Chairman

* Previously and incorrectly identified as 4433 Louisville Road