

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Evans Meadows Phase 1 Partnership
1655 Crofton Boulevard, Suite 200
Crofton, Maryland 21114

ATTORNEY: Charles O. Fisher
179 East Main Street
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum building line of 25 feet to about 23 feet from Johnsville Road for the dwelling.

LOCATION: 6290 Pinyon Pine Court in Election District 5; and further identified as Piney Ridge Village subdivision, lot 118 recorded in Carroll County Plat Records in Book 28, page 146.

BASES: Article 66B, Section 5.04; Code of Public General Laws of Maryland; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: November 24, 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 request justifying the authorization include the facts that the lot is part of a cluster subdivision, having reduced minimum building setback lines of 25 feet from both Pinyon Pine Court and Johnsville Road; an engineering error in establishing the setback of the dwelling from Johnsville Road resulted in an encroachment of .3 of a foot for the foundation and 2.5 feet for a two-story projection from the principal facade of the dwelling; there is no evidence that relaxation of the minimum building setback line of 25 feet for the dwelling as presently existing 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.

Nov, 27, 1987

Date

John Totura

John Totura, Chairman