

Case 2955

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Dean Davidson
201 Singletree Court
Westminster Maryland 21157

REQUESTS: Variances reducing the minimum required front setback of 120 feet to about 116 feet, and one minimum required side yard of 20 feet to about 10 feet for a proposed garage to be attached to the dwelling.

LOCATION: 201 Singletree Court in Election District 7; Carriage Hills subdivision, Section 2, lot 36 recorded in Carroll County Plat Records in Book 14, page 6.

BASES: Article 5C, Section 5C.5; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: June 30, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the requests. The pertinent findings justifying the authorizations include the facts that use of the property is severely restricted by the topography, numerous and valuable hardwood trees, and the minimum building line which is twice the minimum required for the "R-40,000" Residence District; and, there is no indication that relaxation of the minimum required front setback and minimum required side yard as requested for construction of the proposed garage will unduly affect the adjoining properties or public interest.

July 15, 1988
Date

John Totura
John Totura, Chairman