

Case 2961

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANTS: Michael Alvarez and Paula Alvarez
9210 Gross Avenue
Laurel, Maryland 20707

ATTORNEY: Carroll Marshall, Esq.
PT Title Company
108 East Main Street, P. O. Box 2040
Westminster, Maryland 21157

REQUEST: Variance reducing the minimum building line of 100 feet to about
78 feet for an existing garage attached to the dwelling.

LOCATION: 3159 Cardinal Drive in Election District 9; Glenvue Acres subdivision,
Section III, lot 63 recorded in Carroll County Plat Records in Book 17,
page 40.

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

HEARING HELD: June 28, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the variance as requested. The pertinent findings justifying the authorization include the facts that the attached garage was constructed some time after the construction of the dwelling; the front setback of 78 feet is in excess of the minimum requirement of 50 feet within the "C" Conservation District; there is no indication that the authorization will unduly affect the adjoining properties or public interest; and, the authorization is now necessary in order to preclude practical difficulty and unreasonable hardship that would otherwise occur with ownership or use of the property.

July 13, 1988
Date

John Totura
John Totura, Chairman