

Case 2967

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Robert Amesbury
2736 Cedarhurst Road
Finksburg, Maryland 21048

REQUEST: Variance reducing one minimum required side yard of 12 feet to about 7½ feet for a proposed garage with storage area to be attached to the existing dwelling.

LOCATION: 2736 Cedarhurst Road in Election District 4.

BASES: Article 8, Section 8.5; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: June 29, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that the property is actually zoned "I-R" Restricted Industrial District, not "R-10,000" Residence District as indicated on the Application for Hearing, accordingly, the existing dwelling is classified as a nonconforming use and the proposed addition must be considered under the provisions of Article 4, Section 4.3(a)1 of the zoning ordinance instead of the "R-10,000" Residence District and Exceptions and Modifications; and, there is no indication that enlargement of the dwelling, classified as a nonconforming use, by construction of the attached garage as proposed, will unduly affect the adjoining properties or public interest.

July 15, 1988
Date

John Totura
John Totura, Chairman