

Case 2974

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY MARYLAND

APPLICANTS: Anthony Azzarello and Josephine M. Azzarello  
4617 Lynncrest Drive  
Hampstead, Maryland 21074

REQUEST: Variance reducing the minimum required rear yard of 50 feet to about 32 feet for enlargement of the existing dwelling, including an attached garage.

LOCATION: 4617 Lynncrest Drive in Election District 8; Scott's Ridge subdivision, lot 7, recorded in Carroll County Plat Records in Book 6, page 34.

BASES: Article 7, Section 7.5; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: July 1, 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 configuration of the property, which is improved with an existing single-family dwelling, is triangular which severely restricts the buildable area of the lot; relaxation of the minimum required rear yard to allow the proposed addition is necessary in order to allow reasonable use of the property; the applicants are aware, and have stated that the additional living space will not be used as a rental unit; and, there is no indication that the authorization as requested with the premises maintained as a single-family dwelling will unduly affect the adjoining properties or public interest.

July 12, 1988  
Date

John Totura  
John Totura, Chairman