

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY MARYLAND

APPLICANTS: Mildred M. McGrew and Jeanne E. McGrew  
611 David Avenue  
Westminster, Maryland 21157

REQUEST: Variance reducing one minimum required side yard of 12 feet to about 7 feet for a proposed garage to be attached to the existing dwelling.

LOCATION: 611 David Avenue in Election District 7; Fairfield subdivision, Section A, lot 31 recorded in Carroll County Plat Records in Book 3, page 89.

BASES: Article 8, Section 8.5; 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, subject to the conditions imposed below. The pertinent findings justifying the authorization include the facts that the location of the existing building severely restrict use of the property; and, there is no indication that establishment of the permanently attached garage, as requested and conditioned below, will unduly affect the adjoining properties or public interest. In order to promote the intent and purpose of the zoning ordinance, the Board hereby conditions the authorization as follows:

1. Reduction of the minimum required side yard is specifically restricted to the construction of a permanently attached single car garage, 12 feet in width by 18 feet in length.
2. The retaining wall, which will be required in construction of the attached garage due to topography, shall be faced with brick where the wall is exposed to view from the adjoining property.

3. The driveway servicing the attached garage shall be paved with bituminous concrete.

July 19, 1988  
Date

John Totura  
John Totura, Chairman