

Case 2978

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANTS: Robert Douglass and Phyllis Douglass
544 Oak Tree Road
Westminster, Maryland 21157

AGENT: Donald Tracy
BPR Inc.
359 Manchester Road
Westminster, Maryland 21157

REQUEST: Variance reducing the minimum required front setback of 40 feet
to about 35 feet for the existing dwelling.

LOCATION: 544 Oak Tree Road in Election District 14; Airpark Acres sub-
division, lot 1-B, recorded in Carroll County Plat Records in
Book 14, page 21.

BASES: Article 6, Section 6.7; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: July 27, 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 existing dwelling was constructed approximately eleven years ago; discovery of the encroachment was recently made due to a new survey of the property; there is no evidence that authorization of the request 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 use and ownership of the property.

July 28, 1988
Date

John Totura
John Totura, Chairman