

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Timothy King
P.O. Box 386
Simpsonville, Maryland 21150

REQUEST: A variance reducing the minimum required building line of 25 feet to about 21 feet from the right-of-way for a future road adjoining the west side of the lot for the dwelling.

LOCATION: 7016 Macbeth Way in Election District 5; Hilltop subdivision, lot 76, recorded in the Carroll County Plat Records in Book 18, page 38.

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

HEARING HELD: December 9, 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 although the property was platted as a corner lot with a minimum building line of 25 feet as measured from both MacBeth Way and a future road (extension of Monroe Avenue), the future road may not be constructed as originally planned. In any event, there is no evidence to indicate that reduction of the minimum building line from 25 feet to 21 feet as presently existing 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 in use and ownership of the property.

Dec, 19, 1988
Date

John Totura
John Totura, Chairman