

Case 3092

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Thomas Bell
4408 Jenny Court
Manchester, Maryland 21102

AGENT: Patio Enclosures, Inc.
224 8th Avenue North West
Glen Burnie, Maryland

REQUEST: A variance reducing the minimum required rear yard
of 40 feet (Case 1812) to about 32 feet for an
addition to the existing dwelling.

LOCATION: 4408 Jenny Court in Election District 6; Valley
Vista North subdivision, Section 1, lot 7
recorded in Carroll County Plat Records in Book
20, Page 64.

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

HEARING HELD: March 1, 1989

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 minimum building line of the lot severely restricts the buildable area, as noted in the decision in Case 1812; and, there is no indication that the erection of the proposed patio enclosure will unduly affect the adjoining properties or public interest.

March 8 1989
Date

John Totura
John Totura, Chairman