

Case 3101

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Larry L. Brumfield
809 Cindy Lane
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum required front setback of 40 feet to about 21 feet from Belhaven Road for an existing garage.

LOCATION: 809 Cindy Lane in Election District 4; Greenleaf subdivision, Section 1, lot 5 recorded in Carroll County plat records in book 14, page 68.

BASES: Article 5C; Section 5C.5; Article 15, Section 15.5; Ordinance 1E.

HEARING HELD: March 3, 1989

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record in this case, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that the configuration of the lot, minimum building setbacks, and a drainage and utility easement traversing the lot restrict use of the property. In addition, the existing garage which is the subject of this request is a valuable structure which can not easily be relocated. Therefore, the authorization is now necessary in order to preclude practical difficulty and unreasonable hardship that would otherwise occur with ownership or use of the property.

March 9, 1989

Date

John Totura
John Totura, Chairman