

Case 3117

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Wade R. Henderson
6113 Christy Acres Court
Mt. Airy, Maryland 21771

REQUEST: A variance reducing one minimum required side yard of 20 feet to about 14 feet for a proposed garage to be attached to the existing dwelling.

LOCATION: 6613 Christy Acres Court in Election District 13; Candice Estates subdivision, Section II, Lot 16 recorded in Carroll County Plat Records in Book 27, Page 17.

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

HEARING HELD: March 29, 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 property was zoned "T" Transitional District at the time that the residential subdivision was accomplished. The property and surrounding area was rezoned to "R-40,000" Residence District with the adoption of comprehensive Rezoning Ordinance MA(Map Amendment)-112-82 on April 27, 1982. The original plans for construction of the dwelling and location of the driveway providing vehicular access to the property were reversed. The attached garage is now architecturally compatible with the existing dwelling only as proposed. In addition, there

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is no indication that establishment of the garage as proposed will unduly affect the adjoining properties or public interest.

April 13, 1989
Date

John Totura
John Totura, Chairman