

Case 3119

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: William Denis Leppert
Lynne Michele Leppert
3706 Niner Road
Finksburg, Maryland 21048

REQUEST: A variance reducing one minimum required side yard of 20 feet to about 18 feet for a proposed garage to be attached to the existing dwelling.

LOCATION: 3706 Niner Road in Election District 4; Rocky Acres subdivision, Section 2, Lot 4 recorded in Carroll County Plat Records in Book 22, Page 84.

BASES: Article 6, Section 6.7; 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 requested variance. The pertinent findings justifying the authorization include the facts that the property was established as a corner lot within the subdivision; amendment of Woolery's major street plan has deleted the planned collector street, substantially reducing the likelihood of actual construction of a road adjoining the southwesterly side of the property, which was the basis of the minimum required building line of 40 feet parallel to that property line; and, there is no indication that establishment of the attached garage as proposed will unduly affect the adjoining properties or public interest.

April 11, 1989
Date

John Totura
John Totura, Chairman