

Case 3138

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Ryland Group (Columbia Division)
Waterview Office Center
7130 Minstreal Way, Suite 215
Columbia, Maryland 21045

AGENT: Clark, Finefrock & Sackett, Inc.
7135 Minstrel Way, Suite 201
Columbia, Maryland 21045

REQUEST: A variance reducing the total side yard
requirement of 25 feet to 24 feet as presently
existing.

LOCATION: 6672 Slacks Road in Election District 5;
Carrolltowne, Section 3-B, Lot 215 recorded in
Carroll County Plat Records in Book 30, Page 52.

BASES: Article 14, Division VIII, Section 14.8(j);
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 in this case, the Board hereby authorizes the variance. The pertinent findings justifying the authorization include the facts that Permit Application and Zoning Certificate Number 88-3506 was approved for the dwelling which is now under construction. The property is zoned "R-10,000" Residence District. The property is part of a residential subdivision approved as a planned unit development. The Permit Application and Zoning Certificate form indicates that Article 14, Special

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Provisions; Division V, Cluster Subdivisions, Section 14.5 applies in this case. Regardless of whether or not the property is part of an approved cluster subdivision, authorization of the variance is now deemed necessary in order to preclude practical difficulty and unreasonable hardship that would otherwise occur with the use and ownership of the property. There is no indication that the authorization will unduly affect the adjoining properties or public interest.

April 13, 1989
Date

John Totura
John Totura, Chairman