

Case 3210

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Ruth Glover
3929 Sunset Drive
Hampstead, Maryland 21074

ATTORNEY: JoAnn Ellinghaus-Jones, Esq
1326 North Main Street
P.O. Box 176
Hampstead, Maryland 21074

REQUESTS: Variances reducing the minimum required lot areas
yard setbacks for the division of one lot into two
lots

LOCATION: 3929 Sunset Drive in Election District 8

BASES: Article 8, Section 8.5; Article 15, Section 15.5;
Ordinance 1E


HEARING HELD: August 25, 1989

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of the case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the variances necessary to allow division of the existing lot into two lots, as generally indicated by the revised plot plan identified as Applicant's Exhibit 1. The pertinent findings justifying the authorizations, include the facts that division of the property is proposed to allow use of an existing apartment located on the second floor of the detached garage. With division of the lot, the existing dwelling will be located on the front lot, and the apartment-garage will be located on the rear lot. A variance to the minimum required rear yard is necessary and authorized for the front lot. Variances to the minimum required lot area, front yard, and rear yard are authorized for the rear lot. In authorizing the requested variances, the Board finds no indication that division of the existing lot and use of the apartment-garage will unduly affect the adjoining properties or public interest.

Date

Sept. 12, 1989


John Totura, Chairman