

Case 3239

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Anita A. Stewart and Richard J. Stewart
1617 Valley Drive
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum building line of 40 feet from Eyre Court to about 32 feet for a proposed carport and storage building partially enclosing the carport.

LOCATION: 1617 Valley Drive in Election District 9; Winfield Heights subdivision, Section 3, Lot 33 recorded in Carroll County Plat Records in book 11, page 24

BASES: Article 66B, Section 5.04 of the Annotated Code of Maryland; Article 5C, Section 5C.5; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: September 28, 1989

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the request. The pertinent findings include the facts that the property is a corner lot, with frontage on Valley Drive and Eyre Court. The requested variance provides for reduction of the minimum building line from 40 feet to 32 feet from Eyre Court. As the proposed structure will be partly enclosed by a partial side wall and the storage shed, the structure must be considered to be a garage. Although complete enclosure of the structure is not contemplated at this time, it may be accomplished in the future. From the record of this case, there is no indication that authorization of the reduction of the minimum building line will unduly affect the adjoining properties or public interest, regardless of whether the addition is partially enclosed or completely enclosed.

Oct. 4, 1989
Date

John Totura
John Totura, Chairman