

Case 3242

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: Kenneth R. Trump  
1614 Carriage Hill Drive  
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum building setback line of 95 feet from Surrey Court to about 72 feet for a proposed garage to be attached to the existing dwelling.

LOCATION: 1614 Carriage Hill Drive in Election District 8; Carriage Hill subdivision, Section 1, lot 24 recorded in Carroll County Plat Records in book 13, page 70

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 29, 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 justifying the authorization include the facts that establishment of the minimum building setback line of 95 feet from Surrey Court was apparently to provide an area for replacement of the on-site sewerage disposal system, if necessary; relaxation of the minimum building restriction line to about 72 feet to allow construction of the proposed garage should not substantially affect the area reserved for replacement systems; the reduced minimum building line will exceed the minimum requirement of 60 feet for the "R-40,000" Residence District; and, there is no indication that construction of the attached garage will unduly affect the adjoining properties or public interest.

Oct. 6, 1989  
Date

John Totura  
John Totura, Chairman