

Case 3282

**OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND**

APPLICANTS: Ronald J. Billings and Josephine V. Billings  
3315 Hooper Road  
New Windsor, Maryland 21776

ATTORNEY: Charles O. Fisher, Esq.  
179 East Main Street  
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum building line of  
60 feet to 47 feet for the existing dwelling

LOCATION: 3315 Hooper Road in Election District 9; Prince  
Knoll Estates, lot 28, recorded in Carroll County  
Plat Records in Book 8, page 73

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

HEARING HELD: December 1, 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 the dwelling was not located in accordance with the minimum building setback line of 60 feet noted on the recorded subdivision plat of Prince Knoll Estates. Several years after the dwelling was constructed, a waiver of the minimum setback requirement was recorded in the Carroll County Land Records in Liber 498, page 664. However, in order to correct error in the deed transferring the property to the present owners, Ronald J. Billings and Josephine V. Billings, an amended subdivision plat must be recorded within the plat records of the county.

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Authorization of the variance is now necessary to preclude practical difficulty and unreasonable hardship that would otherwise occur with ownership and use of the property. In addition, there is no evidence that the authorization will unduly affect the adjoining properties or public interest.

Dec. 18, 1989  
Date

John Totura  
John Totura, Chairman