

Tax Map/Block/Parcel
No. 67/23/404

Building Permit/Zoning
Certificate No. 90-1170

Case 3362

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: William M. Bennett
5607 Elele Court
Sykesville, Maryland 21784

REQUEST: Variances to the minimum required front setback for an existing shed, and rear yard for a proposed addition including a deck attached to the existing dwelling

LOCATION: 5607 Elele Court in Election District 14; Piney Run Estates subdivision, Section 2, Plat B. lot 21 recorded in Carroll County Plat Records in book 15, page 4

BASES: Article 5C, Section 5C.5; Article 15, Section 15.3(a) and 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: May 30, 1990

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 variances as requested. The pertinent findings determining the Board's decision include the facts that the use of the property is restricted by its configuration and topography; landscape screening has been established to enhance the appearance of the property; authorization of the variance to the minimum front yard requirement for the existing shed is warranted to preclude practical difficulty and unreasonable hardship that would otherwise occur; enlargement of the existing dwelling is architecturally compatible only as proposed; and, there is no indication that retaining the shed in its present location and enlargement of the existing dwelling will unduly affect the adjoining properties or public interest.

June 1, 1990
Date

John Totura
John Totura, Chairman

JDN/bmb/C3362DEC
May 31, 1990