

Tax Map/Block/Parcel
No. 63/11/515

Building Permit/Zoning
Certificate No. 90-1227

Case 3367

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

APPLICANT: Richard L. Hoff
1013 Orchard Dale Drive
Sykesville, Maryland 21784

REQUEST: A variance reducing the minimum required rear yard of 50 feet to about 38 feet for a proposed garage to be attached to the existing dwelling

LOCATION: 1013 Orchard Dale Drive in Election District 4; Lynn Lee Park II, Section 3, lot 30-A recorded in Carroll County Plat Records in book 27, page 157

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

HEARING HELD: May 25, 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 request. The pertinent findings determining the Board's decision include the facts that the buildable area of the 4.225 acre property is severely restricted, and is located adjacent to the rear property line. The authorization of the variance is now necessary in order to preclude practical difficulty and unreasonable hardship in the use of the property, and there is no indication that the proposed enlargement of the dwelling, including the proposed attached garage will unduly affect the adjoining properties or public interest.

June 1, 1990
Date

John Totura
John Totura, Chairman

JDN/bmb/C3367DEC
May 31, 1990