

Tax Map/Block/Parcel  
No. 73/18/555

Building Permit/Zoning  
Certificate No. 90-1247

Case 3372

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANTS:** Frank Sobchak and Beverly Sobchak  
6508 Bonnie Brae Road  
Eldersburg, Maryland 21784

**REQUEST:** A variance reducing the minimum building line of  
40 feet to about 34 feet from Bonnie Brae Road  
for a proposed garage to be attached to the  
existing dwelling

**LOCATION:** 6508 Bonnie Brae Road in Election District 5;  
Bonnie Brae subdivision, Section 2, lot 5F  
recorded in Carroll County Plat Records in book  
9, page 74

**BASES:** Article 7, Section 7.5; Article 15, Section  
15.5; Ordinance 1E (The Carroll County Zoning  
Ordinance)

**HEARING HELD:** May 31, 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 variance. The pertinent findings determining the Board's decision include the facts that the property is a corner lot and its use is restricted by front setbacks from both streets; the existing dwelling is oriented to the intersection of the streets; construction of the garage is architecturally compatible with the existing dwelling only as proposed, and will allow future conversion of the existing garage into livable space within the dwelling; only a portion of the proposed garage will extend beyond the minimum building line; and, there is no indication that the proposed construction will unduly affect the adjoining properties or public interest.

June 4, 1990  
Date

John Totura  
John Totura, Chairman

JDN/bmb/C3372DEC  
June 1, 1990