

Tax Map/Block/Parcel  
No. 61-8-446

Building Permit/Zoning  
Certificate No. 90-3480

Case 3486

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

**APPLICANT:** Barry Dean Cullop  
4002 Roop Road  
New Windsor, Maryland 21776

**REQUEST:** A variance reducing the minimum required rear yard of 50 feet to about 27 feet for a garage to be attached to the existing dwelling

**LOCATION:** 4002 Roop Road in Election District 9; Julia's Delight subdivision, and resubdivision, lot 2A recorded in Carroll County Plat Records in book 16, page 90 and book 20, page 54

**BASES:** Article 6, Section 6.7; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** December 27, 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 as requested. The pertinent findings determining the Board's authorization include the facts that use of the property is restricted by its topography, severely confined buildable area, and on-site sewerage disposal system. Reduction of the minimum required rear yard will not unduly affect the adjoining properties or public interest. In addition, the property is wooded, and authorization of the variance is necessary in order to preclude practical difficulty and unreasonable hardship that would otherwise occur in the use of the property.

Jan. 4, 1991  
Date

John Totura  
John Totura, Chairman

JDN/bmh/c3486dec  
January 3, 1991