

Tax Map/Block/Parcel
No. 70-17-193

Building Permit/Zoning
Certificate No. 91-1446

Case 3572

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Steven W. Burkett and Janet B. Burkett
6604 Christy Acres Court
Mount Airy, Maryland 21771

REQUEST: A variance reducing one minimum required side yard of 20 feet to about 13 feet for a proposed garage to be attached to the existing dwelling

LOCATION: 6604 Christy Acres Court in Election District 13; Candice Estates subdivision, Section 2, lot 23, recorded in Carroll County Plat Records in book 27, page 17

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

HEARING HELD: July 25, 1991

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 although the property is zoned "R-40,000" Residence District, the area of the lot is only 23,535 square feet; location of the dwelling was dictated by the topography and area reserved for the on-site sewerage disposal system, severely restricting use of the property; and, there is no indication that the attached garage, as proposed, will unduly affect the adjoining properties or public interest.

July 31, 1991
Date

JDN/bmh/c3572dec
July 30, 1991

John Totura
John Totura, Chairman