

Tax Map/Block/Parcel
No. 73-12-621

Building Permit/Zoning
Certificate No. 91-1160

Case 3582

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Harry Johnson
1501 Elm Avenue
Eldersburg, Maryland 21784

AGENT: Patio Enclosures, Inc.
224 8th Avenue
Glen Burnie, Maryland 21061

REQUEST: A variance reducing the minimum required rear
yard of 50 feet to about 32 feet for a proposed
addition to the existing dwelling

LOCATION: 1501 Elm Avenue in Election District 5

BASES: Article 7, Section 7.5; 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 justifying the authorization include the facts that the property was established prior to the adoption of Ordinance 1E and does not conform with the minimum lot width and area requirements of the "R-20,000" Residence District; the property is now served with public water and sanitary sewerage facilities; there is no indication that construction of the addition, as proposed, will unduly affect the adjoining properties or public interest; and, authorization of the variance will preclude the practical difficulty and unreasonable hardship that would otherwise occur with ownership and use of the property.

July 31, 1991
Date

John Totura
John Totura, Chairman

JDN/bmh/c3582dec
July 30, 1991