

Case 3625

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: William J. Connolly and Katie C. Connolly
700 Scotsdale Road
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum building line of 40 feet to about 20 feet from Rainbow Drive for a proposed garage to be attached to the existing dwelling

LOCATION: 700 Scotsdale Road in Election District 4; Scotsdale subdivision, Section 2, lot 16 recorded in Carroll County Plat Records in book 16, page 48

BASES: Article 66B, Section 5.04, Annotated Code of Maryland; Article 5C, Section 5C.5; Article 15, Section 15.5; Ordinance 1E

HEARING HELD: October 23, 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 approves the variance. The pertinent findings determining the Board's decision include the facts that the subdivision plat originally recorded within the land records portrayed this property to be a corner lot with a minimum building line of 40 feet from both Scotsdale Road and Rainbow Drive; the subdivision plan was amended, eliminating Rainbow Drive, to establish a new lotting design for the subdivision without eliminating the minimum building line required for Rainbow Drive; in fact, the yard in question is now a side yard, which would otherwise have a minimum requirement of only 20 feet, as now requested; location of the garage is architecturally compatible with the existing dwelling only as proposed; and, there is no indication that the establishment of the garage will unduly affect the adjoining properties or public interests.

Oct. 28, 1991
Date

John Totura
John Totura, Chairman