

Tax Map/Block/Parcel
No. 72-2-468

Building Permit/Zoning
Certificate No. 92-0766

Case 3702

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

APPLICANTS: Michael A. Horrigan and Teresa L. Horrigan
1399 Woodbine Way
Woodbine, Maryland 21797

REQUEST: A variance reducing the minimum building line of 40 feet to about 25 feet for a proposed addition, including a garage, to the existing dwelling

LOCATION: 1399 Woodbine Way in Election District 14; Lauritstead's addition to Woodbine Acres, lot 8 recorded in Carroll County Plat Records in book 26, page 94

BASES: Article 66B, Section 5.04 of the Annotated Code of Maryland; Article 6, Section 6.7; Article 15, Section 15.5; Ordinance 1E. (The Carroll County Zoning Ordinance)

HEARING HELD: April 29, 1992

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 reducing the minimum building line of 40 feet to about 25 feet to allow the proposed addition to the existing dwelling. The pertinent findings determining the Board's decision include the facts that the location of the dwelling on the property is severely restricted by the buildable area for the dwelling and minimum building lines paralleling both the northwesterly and northeasterly property lines as established by the recorded subdivision plat. In effect, the northeasterly property line is a side property line and except for the minimum building line, the minimum required yard would be 20 feet as specified for side yards. The addition including the garage is architecturally compatible with the existing dwelling only as proposed, and there is no indication that establishment of the addition and garage will unduly affect the residents of the adjacent properties, the values of those properties, or the public interests.

Date

May 4, 1992

John Totura
John Totura, Chairman

JDN/bdc/C3702DEC
April 30, 1992