

Tax Map/Block/Parcel
No. 58-16-667

Building Permit/Zoning
Certificate No. 92-0312

Case 3706

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Michael Wright
247 W. Old Liberty Road
Sykesville, Maryland 21784

REQUEST: A variance reducing the minimum building line of 60 feet to 40 feet for a proposed garage to be attached to the dwelling

LOCATION: 3198 Winter Drive in Election District 4; Four Seasons subdivision, Section 1, lot 3 recorded in Carroll County Plat Records in book 32, page 85

BASES: Article 66B, Section 5.04 of the Annotated Code of Maryland; Article 5C, Section 5C.5; 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 request. The pertinent findings determining the Board's decision include the facts that use of the property for residential purposes is restricted by the configuration of the lot, the minimum building line as established by the recorded plat, and the minimum required rear yard of 50 feet. Orientation of the dwelling other than as constructed would have been detrimental to further residential development of the subdivision, and relaxation of the minimum building line is justified in order to allow comparable development of the property to other lots within the subdivision. In addition, there is no indication that establishment of the garage, as proposed, will unduly affect the residents of adjacent properties, the values of those properties, or the public interests.

May 4, 1992
Date

John Totura
John Totura, Chairman

JDN/bdc/C3706DEC
April 30, 1992