

Tax Map/Block/Parcel  
No. 70-17-195

Building Permit/Zoning  
Certificate No. 92-0820

Case 3707

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** D. Patrick Murphy  
6629 Wind Ridge Road  
Mount Airy, Maryland 21771

**REQUEST:** Variances reducing the minimum required building line of 40 feet to about 28 feet and one minimum required side yard of 20 feet to 18 feet for a proposed garage to be attached to the existing dwelling

**LOCATION:** 6629 Wind Ridge Road in Election District 13; Christy Acres subdivision, Section 3, lot 67 recorded in Carroll County Plat Records in book 27, page 153

**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 30, 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 variances. The pertinent findings determining the Board's decision include the facts that use of the property is severely restricted by the buildable area for the residence established by the recorded subdivision plat; the necessity to preserve the area reserved for the on-site sewerage disposal system and, if necessary, replacement systems; a difference of elevations between the existing floor level of the dwelling and the level of the proposed garage, which will require construction of steps to provide access between the garage and the dwelling; the garage, including a multi-purpose room to the rear of the garage, is architecturally compatible with the existing dwelling only as proposed; and, there is no indication that establishment of the addition 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/bmh/c3707dec  
May 1, 1992