

Tax Map/Block/Parcel
No. 61-16-384

Building Permit/Zoning
Certificate No. 92-0839

Case 3708

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

APPLICANT: Frank C. Russell
13549 Glissans Mill Road
Mount Airy, Maryland 21771

REQUEST: A request to enclose the existing front and side porches of the building

LOCATION: 2526 Liberty Road (Maryland Route 26) in Election District 9

BASES: Article 11, Section 11.5; Article 4, Section 4.3(a)(1); 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 request. The pertinent findings determining the Board's decision include the facts that the existing dwelling was constructed prior to the adoption of the Carroll County Zoning Ordinance in 1965; consequently, the building is nonconforming with respect to dimensional requirements; the property was recently rezoned to "B-G" General Business District, and the building is now planned to be renovated for the establishment of business offices; enclosure of the front and side porches is included in the plan to convert the interior of the dwelling, as well as its external appearance, into an office building; and, there is no indication that enclosure of the porches will unduly affect the property values of adjacent properties, or the public interests.

May 6, 1992
Date

John Totura
John Totura, Chairman

JDN/bmh/c3708dec
May 4, 1992