

Tax Map/Block/Parcel
No. 68-18-310

Building Permit/Zoning
Certificate No. 92-1104

Case 3720

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

APPELLANT: Diana L. Leonard
1524 Woodridge Lane
Sykesville, Maryland 21784

APPEAL: An Appeal of a Notice of Violation dated March 9, 1992, for maintaining an illegal apartment within the dwelling contrary to provisions of the zoning ordinance

LOCATION: 1524 Woodridge Lane in Election District 5; Strawbridge Estates subdivision, Section 3A, lot 37 recorded in Carroll County Plat Records in plat book 9, page 25

BASIS: Article 17, Section 17.4; Ordinance 1E. (The Carroll County Zoning Ordinance)

HEARING HELD: May 27, 1992

FINDINGS AND ORDER

The appeal, testimony and evidence comprising the record of this case are hereby included by reference in this decision. The pertinent findings include the following facts:

The home of the appellant, Ms. Leonard, is located within Strawbridge Estates subdivision, and is zoned "R-20,000" Residence District as depicted on zoning map 68A. The home was originally constructed as a single family dwelling. In 1986, the lower level of the dwelling was remodeled to provide living space for Ms. Leonard's mother. In July of 1990, Ms. Leonard's mother died. In March of 1991, her husband moved from the premises.

To retain her home, and share financial and parental responsibilities, Ms. Leonard rented the lower level of her home to a single parent, Ms. Kinsler. The arrangement is mutually beneficial, permitting each parent to provide moral support to the other, and assist in parenting.

The home is used as a single family dwelling in accordance with the provisions of the zoning ordinance. Accordingly, the Board hereby affirms the appeal, and dismisses the Notice of Violation dated March 9, 1992.

June 4, 1992
Date


John Totura, Chairman

JDN/bdc/C3720DEC
June 4, 1992