

Tax Map/Block/Parcel
No. 62-11-365

Building Permit/Zoning
Certificate No. 92-1334

Case 3731

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

APPLICANT: Thomas F. Bents
522 Oak Tree Road
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum building line of 40 feet to about 22 feet for a proposed addition to the existing dwelling

LOCATION: 522 Oak Tree Road in Election District 14

BASES: Article 6, Section 6.7; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: May 27, 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. The pertinent findings determining the Board's decision include the facts that minimum building lines of 40 feet paralleling the southwesterly and easterly property lines, and the area reserved for the on-site sewerage disposal system severely restrict use of the property; and, there is no evidence to indicate that construction of the addition which would otherwise conform to a minimum required side yard of 20 feet, will adversely affect the adjoining properties or public interest.

June 3, 1992
Date

John Totura
John Totura, Chairman

JDN/bmh/c3731dec
June 2, 1992