

Tax Map/Block/Parcel
No. 59-15/21-710

Building Permit/Zoning
Certificate No. 92-1462

Case 3745

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

APPLICANTS: Daniel Schatz and Mary Ann Schatz
2501 Nubian Court
Finksburg, Maryland 21048

REQUEST: Variances reducing the minimum building lines of 40 feet from Nubian Court to about 25 feet for an existing garage and 37 feet for a proposed addition to the existing dwelling, and about 33 feet from Toggenburg Drive for the proposed addition

LOCATION: 2501 Nubian Court in Election District 4; Flagg Meadow subdivision, lot 12 recorded in Carroll County Plat Records in book 23, page 121

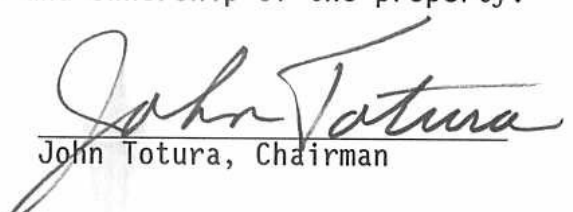
BASES: Article 66B, Section 5.04 of the Annotated Code of Maryland; Article 15, Section 15.5; Ordinance 1E. (The Carroll County Zoning Ordinance)

HEARING HELD: June 25, 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 lot and construction of the proposed addition are severely restricted by the buildable area for the residence established by the recorded subdivision plat and administered by the Carroll County Health Department, the topography and configuration of the lot, and drainage and utilities easement traversing the lot; construction of the existing garage in violation of the minimum building line may have resulted from a misunderstanding or improper directions regarding the setback requirements; and, authorization of the variance for the existing garage is necessary in order to preclude practical difficulty and unreasonable hardship that would otherwise occur with use and ownership of the property.

June 30, 1992
Date


John Totura, Chairman

JDN/bdc/C3745DEC
June 29, 1992