

Tax Map/Block/Parcel
No. 9-10-29

Building Permit/Zoning
Certificate No. 92-2450

Case 3800

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

APPLICANT: William C. Bauhof
934 Winchester Drive
Westminster, Maryland 21157

REQUEST: A request for enlargement of the dwelling, classified as nonconforming because of its setback from Baptist Road, to about 20 feet from the centerline of the road

LOCATION: 4472 Baptist Road in Election District 1

BASES: Article 4, Section 4.3(a)(1); Article 4, Section 4.16; Article 5, Section 5.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: October 26, 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 approved 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 zoning ordinance in 1965; improvements located on the property indicate that the area now proposed to be enclosed may have been enclosed previously; use of the property is severely restricted by its topography, and the enlargement is architecturally compatible with the existing dwelling only as proposed; and, there is no indication that the enlargement will unduly affect the residents of adjacent properties, the values of those properties, or the public interests.

11/2/92
Date


William Law, Chairman

JDN/bdc/C3800dec