

Tax Map/Block/Parcel
No. 46-14-119

Building Permit/Zoning
Certificate No. 95-1890

Case 4038

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Anna M. Pritts and the Estate of
Robert K. Pritts (Deceased)
412 Washington Road
Westminster, Maryland 21157

REQUEST: A variance for reduction of the minimum required
rear yard of 50 feet to allow an addition to an
existing cottage for employees of the funeral home

LOCATION: 412 Washington Road in Election District 7

BASIS: Article 7, Sections 7.2(d) and 7.5; Article 15,
Section 15.5.4(d); Ordinance 1E (The Carroll County
Zoning Ordinance)

HEARING HELD: July 27, 1995

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 and in accordance with the state Open Meetings Act, the Board authorized a variance reducing the minimum required rear yard from 50 feet to 15 feet, more or less. For purposes of clarification, with the recent construction of Stoner Avenue by the County, the property may now be considered to have frontage on Stoner Avenue. To remove any doubt regarding authorization of the variance, the Board would have authorized the variance if the request would have been for reduction of the minimum required front setback from Stoner Avenue.

The pertinent findings determining the Board's decision include the facts that the existing cottage is extremely small and the proposed enlargement will provide additional space for employees of the funeral home to reside on the premises. The cottage was constructed many years ago, probably prior to the adoption of the zoning ordinance in 1965, and is an accessory use to the funeral home. Existing improvements prevent enlargement of the cottage, except as proposed. And, there is no indication that the enlargement will unduly affect the residents of adjacent properties, the values of those properties, or public interests.

Aug. 11, 1995
Date

Claude R. Rash
Claude R. Rash, Chairman