Tax Map/Block/Parcel
No. 24-21-14

Building Permit/Zoning
Certificate 94-1278

Case ZA-112

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Gregory Mahana
4140 Maple Grove Road
Hampstead, MD 21074

REQUEST: A variance reducing the minimum required lot width from 150 feet to about 125 feet to permit a division of the property into two home sites.

LOCATION: 4140 Maple Grove Road, in E.D. 6

APPLICABLE REGULATIONS: Art. 6, Sec. 6.7; Art. 15, Sect. 15.5

HEARING HELD: June 1, 1994

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 150 foot lot width requirement for a residential lot are as follows:

a) The existing residence was constructed under Building Permit 83-5420 as an accessory dwelling for Gregory Mahana.

b) Mr. Mahana's parents are now deceased and Gregory Mahana is disabled.

c) It is necessary to sell the original building group and part of the property to satisfy the mortgage. Gregory Mahana's income is not sufficient to maintain the mortgage installments. The property is entitled to an off-conveyance.

d) The proposed line of division, which results in a lot less than 150 at midpoint, is dictated by the location of existing buildings on the site.

DATE: June 13, 1994

Solveig L. Smith
Sólveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 112.DEC