Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1334
Zoning Administration
Carroll County, Maryland

APPLICANT:	David C. Jones, Sr. and Sylvia L. Rollins-Jones
REQUEST:	Reduce lot size and minimum setback
LOCATION:	Conan Doyle Way, Eldersburg, MD 21784
MAP/BLOCK/PARCEL:	69/20/271, Lot 105
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances Chapters 223-37 and 223-181
HEARING HELD:	January 4, 2012

FINDINGS AND CONCLUSIONS

Lot 105 is currently an approved non-conforming lot, primarily zoned conservation and is 2.19 acres. The lot does not meet the required 3 acre minimum. The applicant has requested further reduction of the non-conforming lot, reducing the lot size to 1.98 acres in order to further subdivide an adjoining property into 3 parcels. Based on the testimony and evidence presented at the hearing, the application for a variance to reduce the required lot size and reduce the minimum required setback is denied. As outlined in 223-181.2 Decision; The Zoning Administrator may not grant a variance or administrative adjustment if to do so would violate the purpose and intent of the regulation.

One neighbor was present at the hearing but gave no formal testimony.

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and Chapter 223-188 of the Code of Public Local Laws and Ordinances.

You may also contact the Department of Planning to discuss the possibility of rezoning the property to a conforming classification.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

1-10-12

Date

Jason Green
Code Official