Tax Map/Block/Parcel
No. 31-7-34

Building Permit/Zoning
Certificate 94-3100

Case ZA-143

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Kenneth W. Staley
215 Greenwood Avenue
Westminster, MD 21157

OWNER: Westminster Bank & Trust Co.
71 E. Main St.
Westminster, MD 21157

REQUEST: A variance reducing the minimum lot area requirement from 3 acres to about 2.773 acres for a subdivision lot in the Conservation District.

LOCATION: 140 New Bachman Valley Road, in E.D. 7

APPLICABLE REGULATIONS: Article 5, Section 5.5; Article 15, Section 15.5

HEARING HELD: October 6, 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 3 acres lot area requirement for a subdivision lot are as follows:

a) This lot was created from a large off-conveyance lot by the recordation of a subdivision plat for one lot to the northeast and by the transfer of a small parcel to the adjoining property owner to the southwest by metes and bounds. The small parcel was intended to be combined with the adjoining parcel. Both transfers were done by previous owners. The resultant remainder is unbuildable unless approved through the subdivision process.

b) The subdivision process requires that 30 feet be deeded to the State for road widening. That reduction of lot area results in a lot less than 3 acres. There is no adjoining land available to the applicant.

DATE: 10-13-94

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

CASE143.DEC