Tax Map/Block/Parcel
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Building Permit/Zoning
Certificate 94-3604

Case ZA-148

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD

APPLICANT: Ronald S. Laneve
10328 Woodsboro Road
Woodsboro, Maryland 21798

REQUEST: A variance reducing the minimum lot area requirement from 3 acres to approximately 2 acres and minimum lot width requirement from 300 feet to approximately 200 feet to allow the division of an existing lot.

LOCATION: 5900 Ridge Road in E.D. 13.

APPLICABLE REGULATIONS: Article 5, Section 5.5; Article 15, Section 15.15.

Hearing Date: December 7, 1994

FINDINGS AND CONCLUSIONS

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 acre lot area requirement and a 300 foot lot width requirement for a buildable lot, are as follows:

a) At the time the property was improved, the zoning was "A" Agriculture, requiring only a 1 acre lot area and a 150 foot lot width.

b) The other dwellings in the neighborhood are located on lots of approximately 1 acre. The proposed 2 acre lot will conform to the character of the neighborhood.

c) This decision confirms an earlier decision by the Board of Zoning Appeals in their Case 3106.

12-15-94
Date

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
file
chron

code: Case148.dec