Tax Map/Block/Parcel
No. 67-18-157

Building Permit/Zoning
Certificate 95-0027

Case ZA-158

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Jody D. & Katherine D. Harlow
5540 Jim Pickett Rd.
Sykesville, Md 21784

REQUEST: A variance reducing the minimum lot area requirement from 3 acres to about 2.4997 acres and the minimum lot width requirement from 300 feet to about 230 feet to permit the division of the property into two lots and a remainder.

LOCATION: 5540 Jim Pickett Rd., in E.D. 14

APPLICABLE REGULATIONS: Art. 5, Sec. 5.5, Art. 15, Sec. 15.5.

HEARING HELD: March 1, 1995

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 acre lot area requirement and a 300 foot lot width requirement for a proposed division of the property are as follows:

a) The proposed division of the property by off-conveyance will result in two lots which comply with requirements for the conservation district. The remainder, which is occupied by the existing dwelling, cannot be made to comply because:

1) The area adjoining the property to the north is the septic area for the neighboring property.

2) The property is bounded on the south by two rights of way (driveways) owned by others. No other land is available.

b) The Carroll County Health Department has indicated that plan of division meets their requirements.

DATE: 3-10-95

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 158.DEC