Tax Map/Block/Parcel
No. 7-24-18

Building Permit/Zoning
Certificate 96-3581

Case ZA-296

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Ronald C. Heindel
1530 Emory Church Road
Upperco, MD 21155

REQUEST: A variance reducing the minimum lot width requirement from 300 feet to about 190 feet to create a building lot.

LOCATION: Grave Run Road South of Schalk Road #1 in E.D. 6

APPLICABLE REGULATIONS: Art. 5, Sect. 5.5, Article 15, Section 15.5, Zoning Ordinance 1E.

HEARING HELD: December 4, 1996

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 reduction in the minimum lot width requirement for a building lot are as follows:

The parcel requiring the variance is the remainder of a parcel which was divided by Carroll County subdivision regulations in the creation of two off conveyance lots. The applicants inquired with the county in regard to obtaining two off conveyance lots, submitted the required plat and paperwork and on 2/16/96 the off conveyance and remainder were approved and reapproved on 8/2/96 as the initial approval had expired.

Carroll County errored in the approval and the remainder was approved with only a 190 foot midpoint instead of the 300 foot midpoint which is required in Conservation zoning.

The entire parcel designated as parcel 2, prior to division, consisted of 10 plus acres and a recorded deed existed prior to April 23, 1963. Over the last 73 years a dwelling could have been built on the undivided parcel. A building permit could have been obtained and a dwelling built at the location where the variance is requested at the 190 foot midpoint and even closer to Grave Run Road.

There is adequate road frontage on Graves Run Road for access, the parcel meets the lot size requirement at 3.13517 acres and a dwelling built at the midpoint could meet the 50 foot required setback from all property lines.

The approval of the variance and the construction of a dwelling meeting all county setbacks, building and health regulations would not have an adverse impact on adjoining properties.

DATE: 12/9/96 George L. Beisser

George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 296.D96