Tax Map/Block/Parcel
No. 67-2-444

Building Permit/Zoning
Certificate 98-0115

Case ZA-375

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Charles Thomas, Jr.
3945 Salem Bottom Road
Westminster, MD 21157

REQUEST: A variance reducing the minimum required lot size from one (1) acre to .85 acre for the creation of a buildable lot.

LOCATION: Woodbine Road, in E.D. 9.

APPLICABLE REGULATIONS: Article 6, Section 6.7, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: March 4, 1998

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 required lot size for the creation of a buildable lot are as follows:

This lot was created April 7, 1978 from a parcel that had remained in tact since 1913. This parcel lies in an area south of MD Route 26 (Liberty Road). From MD Route 26 to Braddock Road most of the lots, twenty-five or more, are considerably smaller than this lot.

Lot width of 150 feet is met, there is a road frontage of 180 feet. Today's requirement of one (1) acre is lacking by .15 of an acre.

Granting of this variance would have no adverse affect on adjoining properties and would grant relief from the strict terms of the ordinance without injury to public health, safety, and general welfare.

3/13/98 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 375.D98