Tax Map/Block/Parcel
No. 45 12 310

Building Permit/Zoning
Certificate BP98-1805

Case ZA-405

AMENDED

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Thomas R. Aldridge, Sr., Trustee 2 Kalten Road Westminster, MD 21158
REQUEST:	A variance reducing the minimum lot area on Lot 36A, and reduction of lot size on Lob 35
LOCATION:	215 Goodwin Quarry Road Westminster, MD 21157, E. D. 7
APPLICABLE REGULATIONS:	Article 8, Section 8.5; Article 15, Section 15.5 Zoning Ordinance 1E
HEARING HELD:	September 2,1998

FINDINGS & 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, are as follows:

(1) Reduction of lot size (Lot 36A) from 10,000 square feet to 8,057 square feet and reduction of rear yard setback from 40 feet to 36 feet. Reduction of lot size (Lot 35) from 10,000 square feet to 7,087 *(previously read 7,375)* feet, reduction of lot width to 53 feet *(previously read 55 feet)* and side yard requirement to 8.7 feet.

(2) For conversion of a garage to a dwelling

Based upon the testimony and evidence comprising the record of this case, the resubdivision request is hereby authorized, subject to the provisions set forth below. The bases of the decision include the facts that the subject lots in this subdivision originally were of record prior to the adoption of zoning in Carroll County and as such may have been improved with single family dwellings with side yards of three feet each. The proposed resubdivision will result in two lots, one which is improved with an existing single family dwelling wherein the rear yard is reduced to 36 feet. The second lot is improved with an accessory building (garage) which is to be converted to a dwelling for a handicapped family member of the owner of Lot 36A, Section 8.1(b) of the Carroll County Zoning Ordinance 1E provides for conversion of a building that existed prior to zoning of a dwelling. Exact date of construction could not be established but was narrowed to mid 1960's.

2. Exterior siding of the single family dwellings and any accessory building may include aluminum, vinyl, wood, brick, or stone, but shall not include concrete or construction block.

The Board directs the Secretary to forward a copy of this decision to the applicants, the applicants' agent, the interested parties as noted within the record of this case, and the Zoning Administrator; and for the Zoning Administrator to issue the Zoning Certificate with reference thereon under Zoning and Site Plan Information and Special Conditions to this case and decision upon the timely filing of an application for said certificate by the applicants in accordance with the provisions of Article 16, Section 16.2 of Zoning Ordinance 1E, and the conditions of this decision.

THOMAS R. ALDRIDGE

BUILDER
INSPECTOR

2 KALTEN ROAD 21158
WESTMINSTER, MD. ~~21157~~
401 ~~301~~ / 848-4759
CM 259-3549
BR 938-1645

Art N Aldridge
Property

Case 1811
City View
ave

May 26, 1982
(Date)

Edmund J. Nusbaum
Edmund J. Nusbaum, Chairman

Post-it® Fax Note 7671	Date 6/8/04 # of pages ▸ 3
To RANDY	From CAROL
Co./Dept. BPR	Co. ZONING ADMIN
Phone #	Phone # 410 386-2980
Fax # 410 876-1532	Fax #

Case 1811

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Arthur N. and Dora S. Aldridge
215 Goodwin Quarry Road
Westminster, Maryland 21157

AGENT: Thomas R. Aldridge
2 Kalten Road
Westminster, Maryland 21157

REQUESTS: Variance requests to allow the resubdivision of lots 32, 33 and 34 of Hollowrock Addition to Westminster into two buildable lots and one non-buildable lot by reduction of: (1) the minimum required lot area of 10,000 square feet to about 4,950 square feet for each buildable lot; (2) the minimum required lot width of 70 feet to about 45 feet; and (3) the minimum required side yards of 12 feet to about 8 feet each.

LOCATION: On the westerly side of City View Avenue about 95 feet north of Goodwin Quarry Road intersection in Election District 7.

BASES: Article 8, Section 8.5; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: May 4, 1982

Based upon the testimony and evidence comprising the record of this case, the Board hereby authorizes the requests, subject to the conditions set forth below. The bases of the decision include the facts that the subject lots were of record prior to the adoption of zoning in Carroll County and as such may be improved with single family dwellings with side yards of three feet each; that the proposed subdivision will result in two single family dwellings with side yards of eight feet each, and one non-buildable lot which is improved with an existing accessory building; and, that the two buildable lots will have about the same areas as each of the existing lots. Accordingly, the proposed plan for resubdivision is a substantial improvement upon the use of the properties as governed by the provisions of the zoning ordinance. Therefore, the Board finds that the requests are in keeping with the intent and purpose of the zoning ordinance and will be of benefit to the adjoining properties and surrounding neighborhood.

In order to promote the intent and purpose of the zoning ordinance, the Board hereby conditions the authorization as follows:

1. Connection shall be required for each single family dwelling to public water and sanitary sewerage facilities available from the City of Westminster.

2. Exterior siding of the single family dwellings and any accessory building may include aluminum, vinyl, wood, brick, or stone, but shall not include concrete or construction block.

The Board directs the Secretary to forward a copy of this decision to the applicants, the applicants' agent, the interested parties as noted within the record of this case, and the Zoning Administrator; and for the Zoning Administrator to issue the Zoning Certificate with reference thereon under Zoning and Site Plan Information and Special Conditions to this case and decision upon the timely filing of an application for said certificate by the applicants in accordance with the provisions of Article 16, Section 16.2 of Zoning Ordinance 1E, and the conditions of this decision.

THOMAS R. ALDRIDGE

BUILDER
INSPECTOR

2 KALTEN ROAD 2458
WESTMINSTER, MD. ~~21157~~
401 ~~301~~ / 848-4759
CM 259-3549
BR 938-1645

Art N Hwy
Property

Case 1811
City View
Ave

May 26, 1982
(Date)

Edmund J. Nusbaum
Edmund J. Nusbaum, Chairman