Tax Map/Block/Parcel
No. 59 11 96

Building Permit/Zoning
Certificate BP-99-3160

Case ZA-487

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	LORI & ERVAN KIBLER
REQUEST:	VARIANCE REDUCING THE MINIMUM REAR YARD REQUIREMENT FROM 36FT TO ABOUT 6FT FOR A DIVISION OF PROPERTY
LOCATION:	2744 CEDARHURST ROAD
APPLICABLE REGULATIONS:	ARTICLE 8, SECTION 8.5, ARTICLE 15, SECTION 15.5
HEARING HELD:	DECEMBER 01, 1999

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, a reduction in the minimum rear yard requirement for a subdivision of property, are as follows:

The parcel that is the issue of this application lies in an area of homes that predate the zoning ordinance. The homes are mostly older wooden frame design. The overall area is a mixture of residential, commercial and industrial uses.

The existing lot is 30,616.42643 square feet and exist through a multi-parcel deed which is comprised of Lots 46, 47 and 48. Two dwellings currently occupy this lot. Family members reside in each of the dwellings and their intent is to subdivide giving separate ownership of the respective dwellings.

The preliminary plan submitted with the application for a variance describes the proposed subdivision as "Re-subdivision of Lots 46, 47, 48 Teiser's Addition to Finksburg". Two lots would subsequently be created. Lot one would be directly off Cedarhurst Road and would consist of 10,005.0860 square feet or 0.2296 acres. Lot two would be to the rear of Lot one and would consist of 20,611.3404 square feet or 0.4731 acres.

Lot area and lot width for both lots will meet today's requirement for the "R10,000" District. Front and side yards on proposed Lot two meet setback requirements. The rear yard is nonconforming and is not an issue. Front and side yard setbacks are also met on proposed Lot one. The rear yard setback on Lot one is the lot line which requires the variance to six (6) feet. The dwellings have existed well over forty (40) plus years with only an approximate twenty-four foot separation between them.

Granting of this variance will have no adverse effect on any adjoining properties.

December 10, 1999

Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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