Tax Map/Block/Parcel
No. 68-20-410

Building Permit/Zoning
Certificate BP00-3011

Case ZA-524

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Senate-Carroll, Inc. 1500 E. Jefferson Street Rockville, Maryland 20850
REQUEST:	A variance to allow for a lot size of 0.591 acres, more or less, in an Agricultural zone
LOCATION:	Linton Road Sykesville, Maryland 21784
APPLICABLE REGULATIONS:	Article 6, Section 6.7, Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	November 1, 2000

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 variance to allow for a lot size of 0.591 acres, more or less, in an Agricultural zone, are as follows:

Mr. Jim Dorsey, a representative of Senate-Carroll, Inc., purchased the property in 1977. In 1973, the .96 acre lot was given to the County, for no consideration, for the purpose of erecting a water tower to serve the South Carroll area. As a result, the lot became an illegal building lot. The County never erected the tower on this site; however water and sewer are currently available to the lot. At the time of purchase, Linton Road was a dirt road and was noted that the road had never been moved.

I find a hardship was created because the parcel cannot be used for anything by its owners without a variance being granted. With the granting of this variance, a house could be built on the property suitable for the neighborhood with public water and sewer, and would have no adverse affects on the surroundings.

This case is not precedent setting, and the zoning is not being changed. This is a unique situation due to the fact that water and sewer already exists on the property. The lot is shaped so that a reasonable size home could be built without requiring any variances. The concerns of the neighbors, with regard to sight distance, will be addressed through the site plan review process.

This approval is valid for one year from the date of this decision.

NOTE:

Appeals of decision made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

11/14/00
DATE

Karl V. Reichlin
KARL V. REICHLIN
ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement

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