Tax Map/Block/Parcel
No. 58 12 88

Building Permit/Zoning
Certificate BP-01-3951

Case ZA-617

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Ronald L. Green 1535 Deer Park Road Finksburg, Maryland 21048
REQUEST:	A variance from the required minimum lot width in the R-40,000 District from 150 Ft. to 115 Ft.
LOCATION:	1535 Deer Park Road Finksburg, MD 21048
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	January 8, 2002

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 of the minimum required lot width in the R-40,000 District from 150 Ft. to 115 Ft. are as follows:

The Applicant has owned this property for approximately 50 years. A copy of the Deed is being entered into the file as Exhibit No. 1, since zoning was not in existence in Carroll County at that time. The configuration of the property is peculiar since it is 105 Ft. wide on Deer Park Road and is a 1,200 Ft. perfect rectangle as denoted on the tax map (Exhibit No. 2). A proposed preliminary plan of the property was marked as Exhibit No. 4. A variance is being requested in order to create an off-conveyance to the back lot, which will be deeded as the remaining parcel and used by the Applicant's son. The width of the proposed lot at its mid point is 115 Ft. The State Health Department has approved the creation of the back lot. In the event the property was to be sold, a new well location and septic system area have been approved. The roadway to service the new lot will be 14 to 15 Ft. at the narrowest point and the land is flat. As a result there would be minimal runoff to the adjoining property.

The Applicant has met the test of undue hardship due to the configuration of the property, which causes the Applicant to be locked out from making the lot wider. All channels have been cleared in order to create the off-conveyance and no neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

JANUARY 16, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement