Tax Map/Block/Parcel
No. 53-22-915

Building Permit/Zoning
Certificate 93-4005

Case ZA-84

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: George A. Turner, Jr.
2016 Brown Road
Finksburg, MD 21048

REQUEST: A variance reducing the minimum required lot area from 3 acres to about 1.45 acres for the purpose of reconfiguring two adjoining parcels and maintaining parcel 915 as a buildable lot.

LOCATION: 2018 Brown Rd. in E.D. 4.

APPLICABLE REGULATIONS: Article 5, Section 5.5; Art. 15, Sec. 15.5

HEARING HELD: January 5, 1994

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 3 acre lot area requirement for a residential building lot are as follows:

a) The present configuration of the 4.2 acre parcel known as Parcel 915 is best described as two 2 acre segments connected by a narrow (12′ to 14′) strip. A lot width variance granted by the Board of Zoning Appeals in Case 3232 affords Parcel 915 status as a buildable lot. Parcel 915 encircles a smaller parcel, Parcel 203. The proposed parcel comprises a 1.45 acre portion of the present Parcel 915 fronting on Brown Rd. The applicants propose to combine the remainder of Parcel 915 with Parcel 203. Granting this variance will not create additional building sites.

DATE: Jan. 11, 1994

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 84.dec