

Case 3220

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Charles M. Sackett
P.O. Box 269
802 Hughes Shop Road
Westminster, Maryland 21157

REQUESTS: Variances reducing the minimum required lot area of 40,000 square feet to about 36,800 square feet, and the minimum required rear yard setback of 50 feet to 20 feet for future construction of a dwelling on a proposed lot to be divided from the premises

LOCATION: 806 Hughes Shop Road in Election District 7

BASES: Article 5C, Section 5C.5; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: October 23, 1989

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are here included by reference in this decision. Based on the record, the Board hereby authorizes the requested variances to the minimum required lot area and minimum required rear yard. The pertinent findings justifying the authorization include the facts that the configuration and location of the existing dwelling restrict division of the proposed lot; reduction of the minimum required rear yard will allow construction of a dwelling comparable to the existing dwellings at 802 and 806 Hughes Shop Road; and, there is no indication that authorization of the variances as requested will unduly affect the adjoining properties or public interest.

With respect to the request for an extension of time to apply for the required zoning certificate for construction of the dwelling and variance to the minimum required rear yard, the Board will authorize an extension of time until **December 31, 1991**. **No extension of time is authorized for the Zoning Certificate required in reducing the minimum required lot area of the proposed lot.**

Nov. 1, 1989
Date

John Totura
John Totura, Chairman