

Case 3232

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: K. Wayne Lockard  
P. O. Box 068  
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum required lot width of 300 feet to about 220 feet as presently existing.

LOCATION: On Brown Road about 1800 feet southwest of Lawndale Road intersection in Election District 4

BASES: Article 5, Section 5.5; Article 15, Section 15.5; Ordinance 1E.

HEARING HELD: August 23, 1989

FINDINGS AND CONCLUSION

The application, testimony, and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that the existing lot contains 4.0155 acres, which is of irregular configuration. Previously, 1.1509 acres of this lot was transferred, with improvements to the adjoining property to the south. The purpose of the transfer was to maintain the improvements located on the land transferred with southerly property. However, the transfer reduced the technical minimum required lot width of this lot to less than 300 feet. Due to the irregular configuration of the property and the topography of the rear portion of the lot, only the front portion is deemed desirable for development with single family dwelling. The midpoint of the front portion of the lot is approximately 220 feet, which is consistent with the several adjoining properties. Accordingly, due to the peculiar circumstances in this case, the Board finds that reduction of the minimum required lot width as requested will not unduly affect the adjoining properties or public interest.

Aug. 29, 1989  
Date

  
John Totura, Chairman