

Tax Map/Block/Parcel
No. 66-14-32

Building Permit/Zoning
Certificate No. 91-0092

Case 3505

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: John Walz
5302 Ridge Road
Mount Airy, Maryland 21771

REQUEST: Variances reducing the minimum required lot width of 150 feet to about 106 feet, each, for division of the existing property into two lots, and reduction of one minimum required side yard of 20 feet to about 8 feet as presently existing

LOCATION: 5302 and 5304 Ridge Road (Md. Rt. 27) in Election District 9

BASES: Article 6, Section 6.7; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: February 27, 1991

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 variances as requested. The pertinent findings determining the Board's decision include the facts that existing property and two single family dwellings were established prior to the adoption of the Carroll County Zoning Ordinance in August of 1965, authorization of the variances is necessary to permit division of the property and separate ownership of the existing dwellings, and preclude practical difficulty and unreasonable hardship that would otherwise occur. In addition, there is no indication that the division of the properties as proposed will unduly affect the residents of the adjoining properties, the values of those properties or the public interest.

March 4, 1991
Date

John Totura
John Totura, Chairman

JDN/bmh/c3505dec
March 1, 1991