

Tax Map/Block/Parcel
No. 46-14-1001

Building Permit/Zoning
Certificate No. 91-0150

Case 3512

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: JoAnne L. Hayes
320 East 25th Street
New York, New York 10010

ATTORNEY: Clark R. Shaffer, Esquire
6 North Court Street
Westminster, Maryland 21157

REQUEST: Variances reducing the minimum required lot area, lot width, and waiving one minimum required side yard for each proposed lot to permit division of the existing lot and semi-detached dwellings

LOCATION: 311 and 313 Stoner Avenue in Election District 7

BASES: Article 7, Section 7.5; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: March 26, 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 requested variances. The pertinent findings determining the Board's decision include the facts that the property was established within the land records of the county and the semi-detached dwellings constructed prior to the adoption of the zoning ordinance in August of 1965. The variances, as requested, will allow division of the property and separate ownership of each dwelling, which is in the best interests of the community. In addition, it is evident that the variances are now necessary in order to preclude practical difficulty and unreasonable hardship that would otherwise result with ownership of the property.

April 2, 1991
Date


John Totura, Chairman

JDN/bmh/c3512dec
April 1, 1991