

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Mutual Ventures
11690 Frederick Road
Ellicott City, Maryland 21043

AGENT: Kidde Consultants, Inc.
Richard L. Hull, President
439 East Main Street
Westminster, Maryland 21157

REQUESTS: Variances reducing the minimum required lot width for two proposed lots within a subdivision from 300 feet to about 200 feet .

LOCATION: On property located on the northerly side of Bartholow Road about 300 feet west of Carroll Park Court intersection in Election District 14.

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

HEARING HELD: October 27, 1987

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes the requests, subject to the conditions noted below. The findings justifying the authorizations include the facts that relaxation of the minimum required lot width for each lot will allow subdivision with optimum topographic location of a dwelling on each lot, including individual wells and sewerage disposal systems; and, there is no indication that division of the lots, as proposed and conditioned below, will unduly affect the adjoining properties or public interest. In order to promote the intent and purpose of the zoning ordinance, the Board hereby conditions the authorizations as follows:

1. The existing hedgerow, or natural vegetation including trees and bushes located along the southeasterly side property line, identified as N32°00"E on Applicant's Exhibit 2, extending from Jefferson Avenue in a southwesterly direction for the entire lot depth of proposed lot 4 (approximately 840 feet) shall be retained to preserve the natural screening between the

adjoining properties to the southeast and minimize the affects of storm water runoff.

2. Attention is directed to the location and construction of the use-in-common driveways providing vehicular access to proposed lots 3 and 4 in order to minimize storm water runoff and erosion that would otherwise result from surface drainage following construction of the driveway.
3. A suitable area encompassing the spring and stream extending from the spring shall be designated on the recorded subdivision plat and maintained in its natural state in order to protect the quality of water in the stream which flows into ponds located on the adjoining property to the southeast.

Oct 29, 1987
Date

John Totura
John Totura, Chairman