

Case 2888

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Charles Lohoefer
2605 Gillis Falls Road
Woodbine, MD 21797

REQUESTS: Variances reducing the minimum required lot area of 3 acres for two proposed lots of about 2.3 acres and 2.4 acres .

LOCATION: 2607 Gillis Falls Road in Election District 13.

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

HEARING HELD: January 29, 1988

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 variances. The findings justifying the authorizations include the facts that the property is in "C" Conservation District, which requires a minimum lot area of 3 acres qualifying for residential use; the property contained 8.7 acres prior to recent acquisition of 4 acres by the Board of Commissioners of Carroll County, which would restrict development of the remaining 4.7 acres to one dwelling; due to the circumstances, relaxation of the minimum lot area requirement to allow division of the remaining 4.7 acres into two lots is appropriate, and there is no indication that the proposed division will unduly affect the adjoining properties or public interest.

Feb. 16, 1988
Date

John Totura
John Totura, Chairman