

Case 2915

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY MARYLAND

APPLICANT: Richard J. Kipke  
2034 Arrington Road  
Marriottsville, Maryland 21104

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

REQUESTS: Variance requests reducing the minimum required lot area of 3 acres and lot width of 300 feet for two proposed lots.

LOCATION: 2034 Arrington Road in Election District 5.

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

HEARING HELD: March 30, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the variances as requested. The pertinent findings justifying the authorizations include the facts that the existing parcel, as well as an adjoining parcel, were created prior to the adoption of Zoning Ordinance 1E and qualify for development with a single-family dwelling. The applicants, recognizing that such development would not be desirable even though allowed, proposed division of the largest parcel for development with two single-family dwellings. The applicants propose to combine parcels 1, 2 and 3 to form a new parcel described by deed and recorded within the land records of Carroll County in order to preclude construction of a dwelling on parcel 3. Although opposition was presented to the requests for the proposed division of the parcel is reasonable and authorization of the variances will allow appropriate use of the property without unduly affecting adjacent properties or the public interest.

April 15, 1988

Date

John Totura

John Totura, Chairman