

Case 2959

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Shelley Construction
Post Office Box 356
Monkton, Maryland 21111

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

REQUEST: Variance reducing the minimum required lot width for a proposed residential lot.

LOCATION: 1249 Pouders Road in Election District 5.

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

HEARING HELD: June 28, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the variance as requested. The pertinent findings justifying the authorization include the facts that the minimum required lot width as measured at the mid points of the lot is 300 feet; the proposed reduction is to 285 feet with a separate fee simple access strip of 20 feet in width extending the width of the southeasterly side property line, which assures that the sole use of the access strip will be for establishment of a driveway providing vehicular access to a future residential property to be located to the rear of this site; and, there is no indication that the reduction of the minimum required lot width as requested will unduly affect the adjoining properties or public interest.

July 13, 1988
Date

John Totura
John Totura, Chairman