

Case 2973

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANTS: Stewart L. Strevig and Charlotte C. Strevig
5111 Hanover Pike
Hampstead, Maryland 21074

ATTORNEY: JoAnn Ellinghaus-Jones, Esq.
1326 Main Street, P. O. Box 176
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REQUEST: Variance reducing the minimum required lot area of one acre to about .92 of an acre for the proposed division of the property for residential purposes.

LOCATION: 5111 Hanover Pike (Md. Rt. 30) in Election District 6.

BASIS: Article 6, Section 6.7; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: July 1, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that the property is zoned "A" Agricultural District, which requires a minimum lot area of one acre for residential purposes; the lot as it existed prior to August 6, 1987, contained 1.92 acres, which precluded its division into two residential lots; the area of the lot was enlarged by deed to 2.71 acres August 6, 1987, in order to comply with the minimum lot area requirements to permit division of the property into two lots for residential purposes; relaxation of the minimum lot area requirements by .08 of an acre will facilitate pursuit of present farming activities; and, there is no indication that the authorization as requested will unduly affect the adjoining properties or public interest.

July 19, 1988
Date

John Totura
John Totura, Chairman