

Case 3007

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANTS: William J. Eckard and George R. Bethune, III  
2556 Albert Rill Road  
Westminster, Maryland 21157

REQUEST: Variances reducing the minimum required lot area and lot width  
for dwellings to permit the division of the existing lot into  
two lots.

LOCATION: East side of Mail Route Road about 1,300 feet north of Harvey  
Gummel Road intersection in Election District 6.

BASES: Article 5, Section 5.5; Article 6, Section 6.7; Article 15,  
Section 15.5; Ordinance 1E.

HEARING HELD: September 29, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of the case, the Board hereby authorizes the requests. The pertinent findings justifying the authorizations include the facts that the existing property is zoned partially "A" Agricultural District and "C" Conservation District; although the buildable area of each lot in the "A" Agricultural District will be slightly less than the minimum requirement of one acre, the total area of each lot will be in excess of one acre; reduction of the minimum required lot width of 150 feet for that portion of each lot within the "A" Agricultural District is minimal and appropriate in order to allow division of the property. In addition, there is no evidence that the authorizations will unduly affect the adjoining properties or public interest.

Oct 4 1988  
Date

John Totura  
John Totura, Chairman