

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Stuart J. Nichols
6022 Franconia Road
Alexandria, Virginia 22310

REQUEST: A variance reducing the minimum required lot width of 150 feet to about 140 feet for the existing lot improved with a dwelling.

LOCATION: 4060 Ridge Road (Md. Rt. 27) in Election District 9.

BASES: Article 6, Section 6.5; Article 15, Section 15.5; Ordinance 1E.

HEARING HELD: December 7, 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 was subdivided by recordation of a deed in 1974. The lot area of 1.0037 acres exceeded the minimum requirement of 40,000 square feet, but the minimum required lot width of 150 feet specified with the adoption of Text Amendment adopted December 9, 1971, was not provided. To comply with the minimum requirement now presents substantial practical difficulty and unreasonable hardship which justify authorization of the request. From the record, there is no indication that the authorization as requested will unduly affect the adjoining properties or public interest.

Dec. 13, 1988

Date

John Totura
John Totura, Chairman