

Case 3106

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Christopher L. Tranchitella
5900 Ridge Road
Mt. Airy, Maryland 21771

ATTORNEY: Charles Carlton, Esquire
P.O. Box 380
Mt. Airy, Maryland 21771

REQUEST: A variance reducing the minimum required lot area
and lot width to allow the division of the existing
lot into two lots.

LOCATION: 5900 Ridge Road in Election District 13.

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

HEARING HELD: March 3, 1989

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 existing property was created and improved when the property was zoned "A" Agricultural District. The adjacent properties on the west side of Ridge Road (Maryland Route 27) were also established during that time, or prior to adoption of the Zoning Ordinance in 1965. With the division of the property, the small lot will be similar to the existing lots in the area, and there is no indication that the division will unduly affect the adjoining properties or public interest.

March 9, 1989
Date

John Totura
John Totura, Chairman