

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: George R. Grimes  
1625 Sam's Creek Road  
Westminster, Maryland 21157

AGENT: BPR, Inc.  
359 Manchester Road  
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum required lot area  
of one acre to about .83 of an acre.

LOCATION: 2453 Bowersox Road in Election District 11 land  
provide for fee simple access to the property to  
the rear of 2453 Bowersox Road in Election  
District 11; Hanneligh Heights subdivision,  
Section 1, lots 6 and 7, recorded in Carroll  
County plat records in book 4, page 94.

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

HEARING HELD: March 2, 1989

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that lots 6 and 7 of Hanneligh Heights subdivision, Section 1 will be consolidated into one lot with a strip of land approximately 20 feet in width paralleling the existing northeasterly side property line of lot 7 used to establish fee simple ownership with the property to the rear of lots 6 and 7. As shown on the plot plan submitted with this application, the adjoining property to the northeast of the proposed fee simple strip is a strip of land 40 feet in width, serving a similar purpose. Although the location of the fee simple strip was opposed, the Board finds that relocation of the strip to the southwesterly side property line of lot 6 would then place it

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adjacent to lot 5 which is approved with a dwelling. Under these circumstances, the Board finds that the location of the fee simple strip is appropriate as requested.

March 9, 1989

Date

John Totura

John Totura, Chairman