

Case 3144

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Oliver D. Ridgely
684 Ridge Road
Mount Airy, Maryland 21771

AGENT: Leon A. Podolak and Associates
63 East Main Street
Westminster, Maryland

REQUEST: Variances reducing the minimum required lot area
of 3 acres to about 2.6 acres and one minimum
required side yard of 50 feet to about 20 feet.

LOCATION: Northwest corner of Demitt Drive and Akers Drive
intersection in Election District 13.

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

HEARING HELD: April 26, 1989

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the requests. The pertinent findings justifying the authorizations include the facts that the existing lot was created May 21, 1975 in accordance with a preliminary subdivision plan. Since that time the regulations governing construction of county roads have been amended, directly affecting construction of proposed Demitt Drive and Akers Drive. The redesigned alinement of these roads affect the configuration of the existing lot. In addition, use of the lot for residential purposes is restricted by its topography and a flood plain drainage easement traversing the property. There is no indication that the authorizations as requested will unduly affect the adjoining properties or public interest.

May 23, 1989
Date

John Totura
John Totura, Chairman