

Tax Map/Block/Parcel
No. 68-23-44

Building Permit/Zoning
Certificate No. ZC90-0105

Case 3318

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: J.N.D. Builders, Inc.
1093 Buckhorn Road
Sykesville, Maryland 21784

ATTORNEY: James Willard Davis, Esq.
Daniel Murphy, Esq.
237 East Main Street
Westminster, Maryland 21157

REQUEST: Variances reducing the minimum required lot areas of 20,000 square feet for two proposed lots having areas of about 15,700 square feet and 19,000 square feet; the minimum required front yard of 40 feet to about 25 feet for lot 1 and 10 feet for lot 2; and, the minimum required rear yard of 50 feet to about 12 feet for both lots

LOCATION: 5771 Bartholow Road in Election District 5

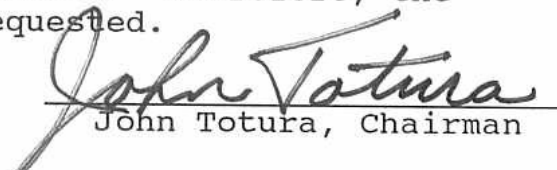
BASES: Article 7, Section 7.5, Article 15, Sections 15.1(c) and 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: March 1, 1990

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. The Board visited the site on February 26, 1990, prior to the public hearing. Mr. Davis appeared as counsel for the applicant. The pertinent findings determining the Board's decision include the facts that the existing property was created and improved with a single family dwelling prior to the adoption of Ordinance 1E on August 17, 1965. Accordingly, that dwelling can be converted into two dwelling units; however, the proposed plan to divide the property into two lots and erect a single family dwelling on each lot will be of greater benefit to the adjacent properties and public interest than conversion of the existing dwelling. The configuration of the property justifies relaxation of the minimum required front and rear yards as requested. Therefore, the variances are hereby authorized as requested.

Mar. 9, 1990
Date


John Totura, Chairman

JDN/bmh/C3318dec
March 7, 1990