

Tax Map/Block/Parcel  
No. 68/5/270

Building Permit/Zoning  
Certificate No. 90-0313

Case 3335

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Shelley Construction  
P.O. Box 356  
Monkton, Maryland 21111

**AGENT:** B.P.R., Incorporated  
359 Manchester Road  
Westminster, Maryland 21157

**REQUEST:** A variance reducing the minimum required lot area  
of 3 acres to 2.9217 acres

**LOCATION:** 1249 Pouders Road in Election District 5; proposed  
lot 12A of resubdivision of Parcel 12, Section 3,  
Block B, of Buckingham Manor subdivision

**BASES:** Article 5, Section 5.5; Article 15, Section 15.5;  
Ordinance 1E. (The Carroll County Zoning  
Ordinance)

**HEARING HELD:** March 27, 1990

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 variance as requested. The pertinent findings determining the Board's decision include the facts that the slight reduction of the minimum required lot area will permit construction of a cul de sac on Pouders Road, which is beneficial to the public interest; and, the variance and is now necessary in order to preclude practical difficulty and unnecessary hardship that the applicant would otherwise experience.

April 2, 1990  
Date

John Totura  
John Totura, Chairman

JDN/bmb/C3335dec  
March 30, 1990