

Tax Map/Block/Parcel  
No. 68/22/41

Building Permit/Zoning  
Certificate No. 90-0764

Case 3353

**OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND**

**APPLICANT:** Benjamin Grubbs  
617 Emerald Lane  
Sykesville, Maryland 21784

**ATTORNEY:** Charles O. Fisher, Esquire  
179 East Main Street  
Westminster, Maryland 21157

**REQUEST:** Variances reducing the minimum required lot area of 20,000 square feet to 19,831 square feet, and the minimum required lot width of 100 feet to about 90 feet to allow division of the property

**LOCATION:** 5652 Bartholow Road in Election District 5

**BASES:** Article 7, Section 7.5; Article 15, Section 15.5, Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** May 29, 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 variances, subject to the conditions imposed below. The pertinent findings determining the Board's decision include the facts that the existing dwelling was probably constructed about 100 years ago; the property is also used as a lawful nonconforming contractor's equipment storage facility; the proposed division of the property will allow separation of the residence from the contractor's equipment storage facility; the configuration of the lot is irregular and the variances are considered to be minor in nature; and, there is no indication that division of the property as proposed will unduly affect the adjoining properties or public interest.

In order to promote the intent and purpose of the zoning ordinance, the Board hereby imposes the following conditions of authorization:

1. The applicant is directed to submit a revised plot plan of the premises to the Zoning Administrator, the Bureau of Zoning Enforcement, and the Office of Administrative Hearings to be included with the record of this case.

2. In accordance with the applicant's testimony, the lawfully existing nonconforming contractor's equipment storage facility shall be enclosed with a chain-link fence, including inserts to assist in screening the property from adjacent properties.

June 1, 1990  
Date

John Totura  
John Totura, Chairman

JDN/bmb/C3353DEC  
May 30, 1990