

Tax Map/Block/Parcel
No. 79-3-153/154

Building Permit/Zoning
Certificate No. 91-2572

Case 3628

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Albert W. May and Leona M. May
7213 Marriottsville Road
Marriottsville, Maryland 21104

REQUEST: A variance reducing the minimum required lot width of 150 feet to about 130 feet pertaining to the sale of parcels 153 and 164 as one lot abutting the southeasterly side

ATTORNEY: Daniel Murphy, Esquire
237 East Main Street
Westminster, Maryland 21157

LOCATION: 7213 Marriottsville Road in Election District 5

BASES: Article 5C, Section 5C.5; Article 20, Section 20.25(c)2; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: October 23, 1991

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. The record was held open for ten days to receive evidence regarding history of the parcels. Based on the record, the Board hereby approves the variance. The pertinent findings determining the Board's decision include the following facts:

As depicted on the site location map, the parcels are located on the easterly side of Marriottsville Road about 1,800 feet south of Ridge Road intersection, abutting the southeasterly side of Ridgemar subdivision.

Mr. and Mrs. Mays purchased the parcels in 1973, and now propose to sell the two parcels as one lot.

Although the Bureau of Development Review indicated that the land from which the parcels were divided was zoned "C" Conservation District in 1965, the Zoning Administrator determined that the original zoning was "R-20,000" Residence District as depicted on Official Zoning Map 41. The authority for the determination rests with the Zoning Administrator as expressed in Article 16, Section 16.1 of the zoning ordinance, and the Board is convinced that the zoning was "R-20,000" Residence District.

Parcel 153, a 1.02 acre lot, was created by deed March 31, 1969, recorded in the Land Records of Carroll County in Liber