

Tax Map/Block/Parcel
No. 21-18-225

Building Permit/Zoning
Certificate No. 91-2601

Case 3630

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

APPLICANT: Gerald W. Rickell
3022 Littlestown Pike
Westminster, Maryland 21157

ATTORNEYS: Ralph G. Hoffman, Esquire
David K. Bowersox, Esquire
Hoffman and Comfort
24 N. Court Street
Westminster, Maryland 21157

REQUEST: Variances reducing the minimum required lot area of 3 acres and lot width of 300 feet to 1.9688 acres and 200 feet respectively

LOCATION: 3023 Littlestown Pike (Md. Rt. 97) in Election District 3.

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

HEARING HELD: October 22, 1991

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 approves the requested variances as amended during public hearing to provide a lot area of 2.0101 acres to conform with the requirements of the Carroll County Health Department. The pertinent findings determining the Board's decision include the facts that the existing dwelling on the property predates adoption of zoning in Carroll County; enlargement of the lot to comply with the minimum required width, as measured between the midpoints of the side property lines is impossible; although compliance with the minimum required lot area would be possible by adjustment of the proposed property lines, such adjustment would be unreasonable and inappropriate use of the land; and, there is no indication that authorization of the variances will unduly affect the adjoining properties or public interests.

Oct 28, 1991
Date

John Totura
John Totura, Chairman