

Tax Map/Block/Parcel  
No. 46-8-1520

Building Permit/Zoning  
Certificate No. 92-0284

Case 3671

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Carlton Van Pollard, Jr.  
229 Greenwood Avenue  
Westminster, Maryland 21157

**REQUEST:** A request to allow replacement of an existing dwelling which does not comply with the minimum rear yard requirement of 35 feet with a new dwelling, and a variance reducing the minimum building line for the front yard of 40 feet to about 35 feet

**LOCATION:** 229 Greenwood Avenue in Election District 7

**BASES:** Article 66B, Section 5.04 of the Annotated Code of Maryland; and Article 4, Section 4.3(a)(1); Article 11, Section 11.5; Article 9, Section 9.5; Article 15, Section 15.5; Ordinance 1E. (The Carroll County Zoning Ordinance)

**HEARING HELD:** March 24, 1992

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 replacement of the existing dwelling and variance. The pertinent findings determining the Board's decision include the facts that the dwelling was established prior to the adoption of Ordinance 1E in 1965; the lot area and lot width are substandard which severely restricts use of the premises for residential purposes; and, there is no indication that replacement of the existing dwelling and reduction of the minimum building line will unduly affect the adjoining properties or public interests.

March 30, 1992  
Date

  
John Totura, Chairman

JDN/bdc/C3671DEC  
March 27, 1992