

Case 3758

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: George J. Howard and Evelyn I. Howard, and
Tambra J. Smith and Anita M. Gist
1250 Marble Quarry Road
Linwood, Maryland 21764

REQUEST: Variances reducing the minimum required lot area
of 1 acre to about 0.75 of an acre and the
minimum required lot width of 150 feet to about
90 feet to allow division of the existing lot
into 3 residential lots

LOCATION: 4289 Bark Hill Road in Election District 2

BASES: Article 6, Section 6.7; Article 15, Section
15.5; Ordinance 1E (The Carroll County Zoning
Ordinance)

HEARING HELD: July 28, 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 authorized the requested variances. The pertinent findings determining the Board's decision include the facts that the property, including existing improvements, were established prior to the adoption of the zoning ordinance in 1965; historically, the property has been taxed on the basis of having an area of three acres, and it was only recently discovered that the actual area is 2.75 acres; due to the configuration of the property, relaxation of the minimum lot area and lot width requirements is necessary only for the proposed lot presently improved with the dwelling and abutting Bark Hill Road; authorizations of the variances are necessary in order to preclude practical difficulty and unreasonable hardship that would otherwise occur with use and ownership of the property; and, there is no indication that authorization of the variances as requested will unduly affect the adjoining properties or public interests.

July 30, 1992
Date

John Totura
John Totura, Chairman

JDN/bmh/c3758DEC
July 29, 1992