Tax Map/Block/Parcel
No. 29-12-407

Building Permit/Zoning
Certificate 94-0747

Case ZA-103

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Douglas & Kathryn Williams
4326 Cherry Tree Lane
Sykesville, MD 21784

REQUEST: A variance reducing the minimum lot area requirement for a private stable from 3 acres to about 2.89 acres.

LOCATION: 2050 Creek Drive, in E.D. 2, Lot 4 in Sect. 1 of Richardson Ridge, a subdivision plat recorded at 31/120

APPLICABLE REGULATIONS: Art. 6, Sec. 6.4(h); Art. 5, Sec. 5.3(b), Art. 15, Sect. 15.5

HEARING HELD: May 4, 1994

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is denied.

The applicants propose to build a shelter for one pony on the recently purchased lot where their new home is under construction.

Most of the lots in the subdivision are under 3 acres in size. Two neighboring property owners testified that they bought their properties relying on the knowledge that the adjoining properties were not qualified for the keeping of large animals.

One neighbor testified that the corner of her property nearest to the Williams property has well established plantings and is an important part of her enjoyment of her property. She fears an increase of odors and flies if this stable is allowed.

For the reasons set forth above the variance is denied.

DATE: May 18, 1994 Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 103.DEC