Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1300
Zoning Administration
Carroll County, Maryland

APPLICANT:	Tamara Henderson
REQUEST:	A Modification of the Zoning Administrator Decision ZA-198 to Allow Additional Animals on a Property Less Than 3 Acres.
LOCATION:	1411 Western Chapel Road New Windsor, MD 21776
MAP/BLOCK/PARCEL:	51/8/247
APPLICABLE REGULATIONS:	Chapter 223-72 (H)
HEARING HELD:	July 6, 2011

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variance is granted with conditions.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a variance from the minimum required 3 acres to 2.3 acres, and a variance to allow the maximum number of 5 farm animals allowed for a private stable, modifying the number of animals from 1 allowed in Case ZA-198, dated August 7, 1995, are as follows:

The property is improved with the original farm house and buildings. There has been no further subdivision of any adjoining properties. Tamara Henderson currently has 1 horse and 4 goats on the property which is a violation of Case ZA-198. The animals appear to be cared for and have an adequate building to house them. The surrounding properties are well screened from the property by woodland. The maximum number of animals allowed and type of animals on the property is 1 horse and 4 goats. At anytime the goats become a nuisance, in accordance with Chapter 81 of the Carroll County Code of Public Local Laws and Ordinances, the approval for having the goats will be removed, and the animals will be removed from the property.

In the matter of the number of chickens on the property as it currently stands, Ms. Henderson can have up to 18 chickens on her property. However, by allowing Ms. Henderson to keep 4 goats on the property, she will be allowed a maximum of 6 chickens. If the chickens become a nuisance, she will be told to remove the chickens.

There were neighbors present at the hearing opposing the variance; however, if Ms. Henderson maintains adequate fencing, the granting of this variance should have no effect on the neighbor's properties.

This approval is valid for one year from the date of this decision.

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-181 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

July 20 2011
Date

Jay C Voight
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