Tax Map/Block/Parcel
No. 51-8-247

Building Permit/Zoning
Certificate 95-2569

Case ZA-198

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: James Sharp & Tamara Henderson
6619 Church Street
Sykesville, MD 21784

REQUEST: A variance reducing the minimum lot area requirement from 3 acres to about 2.3 acres and the minimum distance requirements as applicable for a private stable to house one horse.

LOCATION: 1411 Western Chapel Road, in E.D. 7

APPLICABLE REGULATIONS: Art. 6, Sect. 6.4(h); Art. 5, Sec. 5.3(b); Art. 4, Sec. 4.12; Art. 15, Sec. 15.5

HEARING HELD: August 2, 1995

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted as conditional below.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 3 acre lot area requirement and distance requirements for a private stable are as follows:

a) The property is improved with the original farm buildings. No additional buildings are proposed. Subdivision has occurred reducing the lot size to 2.3 acres.
b) No additional property is available.
c) The property is separated and/or screened from adjoining properties by topography and vegetation.

Approval of these variances is subject to the following conditions:

1) The private stable use is limited to one (1) horse.
2) The variance is limited to these applicants. Any other future owner of the property must re-apply for consideration.
3) Manure must be removed from the property promptly so as to minimize detrimental effects on neighboring properties.

DATE: Aug. 7, 1995

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 198.D95