Tax Map/Block/Parcel
No. 76-1-258

Building Permit/Zoning
Certificate 96-1136

Case ZA-243

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Coleman and Donna Clarke
7240 Newman Dr.
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum lot area requirement from 3 acres to about 1.9 acres for a private stable.

LOCATION: 7240 Newman Drive, in E.D. 13, lot 9 in Section 2 of Springwood, a subdivision recorded at 28/93.

APPLICABLE REGULATIONS: Art. 6, Sec. 6.7; Art. 15, Sec. 15.5.

HEARING HELD: May 1, 1996

FINDINGS AND CONCLUSION

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

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

a) This lot is part of an agricultural subdivision and on two sides adjoins the 52 acre remainder which cannot be further subdivided. The land use on the remainder is a livestock farm. The property directly adjoining to the southwest is also a remainder (4 acres) which also cannot be further divided. The area for the pony will not directly affect a residential use.
b) The stable will be located more than 200 feet from the nearest residence at 7230 Newman Drive and will not be visible from that residence.
c) The applicants have secured a waiver for a subdivision covenant which restricts livestock on the lot.
d) None of the neighbors appeared in opposition.

Approval of this request is limited to one (1) pony.

DATE: May 10, 1996

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 243.D96