Tax Map/Block/Parcel
No. 66/14/406

Building Permit/Zoning
Certificate 96-2027

Case ZA-256

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Kevin and Vanessa Zynn
5304 Ridge Road
Mt. Airy, MD 21771

REQUEST: A variance reducing the minimum lot size requirement from 3 acres to about 1.464 acres and distance requirements from 200 feet to about 150 feet for a private stable.

LOCATION: 5304 Ridge Road in Election District 9

APPLICABLE REGULATIONS: Art. 6, Section 6.4(h), Article 5, Section 5.3(b), Article 15, Section 15.5, Zoning Ordinance 1E

HEARING HELD: September 6, 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 reduction in lot size and distance requirements for a private stable (2 horses) are as follows:

a) This property, before its subdivision into two lots several years ago, has had animals on it dating back to the early 1960's.

b) Applicants currently have a fenced area on the property at 5302 Ridge Road, which is adjacent to their property for the pasturing of the horses also.

c) Overwhelming support by surrounding neighbors was extended to the applicants in this endeavor.

d) Other residences in the area will not be adversely affected by the placement of this private stable.

e) This approval does not pass on to assigns or heirs.

DATE: 9/16/96

George L. Beisser
George Beisser, Acting Zoning Administrator

cc: Zoning Enforcement
Code: Case 256-D96