Tax Map/Block/Parcel
No. 61-15-452

Building Permit/Zoning
Certificate 97-1573

Case ZA-343

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Deborah Gartrell
3971 Hooper Road
New Windsor, MD 21776

REQUEST: A variance reducing the minimum lot size requirement from 3 acres to about 2 acres for a private stable.

LOCATION: 3971 Hooper Road, in E.D. 9.

APPLICABLE REGULATIONS: Article 6, Section 6.7, Section 6.4(h), Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: July 2, 1997

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 variance reducing the minimum lot size requirement for a private stable are as follows:

a. Normally a one-third reduction would not be granted for this type of use. All of the property surrounding this lot is owned by the applicant's father and brother, with the exception of the Lovell property to the north. The area is used mainly for farming and also has heavily wooded areas scattered throughout.

b. Placement of a stable in the rear of the dwelling, which is 95 feet from the road, will have no adverse affect on properties across the road or the neighboring Lovell property.

7/3/97 George L. Beisser

George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 343.D97