Tax Map/Block/Parcel
No. 77-4-395

Building Permit/Zoning
Certificate 98-0049

Case ZA-373

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Michael & Mary E. McEvoy
1092 Hoods Mill Rd.
Woodbine, MD 21797

REQUEST: A variance reducing the 200 foot setback from adjoining property to 160 feet and a variance to the side yard requirement from 30 feet to about 15 feet for a stable for horses.

LOCATION: 1092 Hoods Mill Road, in E.D. 14.

APPLICABLE REGULATIONS: Article 4, Section 4.12, Article 6, Section 6.7, Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: February 4, 1998

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 of the distance from an adjoining dwelling and a reduction of the minimum side yard requirement for a barn for horses are as follows:

a. This lot meets the lot size requirement for animals but its narrow design is very restrictive and limits where such a structure could be placed.

b. The property line where the variance of 15 feet was sought is adjacent to Lot 18 which currently has a stable and horses. The applicant made this request to place the barn as far away as possible from the dwelling on adjoining Lot 16.

c. Additional property to the rear of this lot also currently utilizes the property for the housing of animals.

d. The addition of this barn will have no adverse affect on adjoining properties.

2/6/98 George L. Beisser
George L. Beisser, Zoning Administrator

cc: Zoning Enforcement
Code: Case 373.D98