Tax Map/Block/Parcel
No. 47 11 493

Building Permit/Zoning
Certificate BP99-3159

Case 486

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	GARY AND VIRA KNIGHTS
REQUEST:	VARIANCE REDUCING THE MINIMUM REQUIREMENT OF 200FT TO ABOUT 36FT FOR AN AGRICULTURAL BARN FOR ANIMALS.
LOCATION:	240 S. HOUCKSVILLE ROAD
APPLICABLE REGULATIONS:	ARTICLE 6, SECTION 6.1, ARTICLE 4 SECTION 4.12(B), ARTICLE 15, SECTION 15.5; ZONING ORDINANCE IE.
HEARING HELD:	DECEMBER 1, 1999

FINDINGS & CONCLUSIONS

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 the distance requirement for a building housing animals, are as follows:

The applicants parcel of land was cut off a farm that previously raised dairy cattle. The existing barn has stalls and a wash room. The applicants intent is to raise a small number of alpacas on the property.

Domesticated alpacas are raised mainly for their fiber, have padded feet and leave the most delicate terrain undamaged. A herd of alpacas consolidates its feces in one or two spots of the pasture, thereby controlling the spread of parasites.

The applicant intends to make improvements to the interior and the exterior to improve the aesthetics. The barn sets one hundred seven (107) feet away from and to the rear of the dwelling on the adjoining lot at 234 S. Houcksville Road. Horses and other farm animals are maintained on other properties in the surrounding area.

Approval of this variance will have no adverse effect on any adjoining properties.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

December 03, 1999

Date

George L. Beisser

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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