Tax Map/Block/Parcel
No. 74 4 370

Building Permit/Zoning
Certificate

Case ZA-490

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Bethanne & Mark Smith 5974 Mineral Hill Road Eldersburg, MD 21784
REQUEST:	A variance reducing the minimum required lot size from (3) acres to (2.5) two & a half acres and the minimum required setback of 50 feet to 20 feet for a private stable
LOCATION:	5974 Mineral Hill Road, Eldersburg MD 21784 in E.D. 5
APPLICABLE REGULATIONS:	Article 5, Section 5.3(b), Section 5.5, Article 15, Section 15.5; Zoning Ordinance 1E.
HEARING HELD:	January 5, 2000

FINDINGS & CONCLUSIONS

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

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of lot size and distance setbacks for a private stable, are as follows:

At no time during the applicants presentation and testimony did he meet the test and requirements for a variance from the strict terms of the ordinance. Where one hopes and wants are presented and no viable practical difficulty or undue hardship exists variances cannot be granted. In this case two variances were needed, lot size requirement and distance requirement, and justification could not be established.

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.

January 10, 2000
Date

George L. Beisser
Zoning Administrator

cc: Zoning Enforcement

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