

Case ZA-535

**Official Decision  
Zoning Administrator  
Carroll County, Maryland**

**APPLICANT:** George I. Simmons  
1490 River Way Drive  
Keymar, Maryland 21757

**REQUEST:** A variance to reduce the minimum  
required acreage of 3 acres to 1.83  
acres for raising animals and a  
variance to the minimum setbacks  
for a building to house the animals

**LOCATION:** 1490 River Way Drive  
Keymar, Maryland 21757

**APPLICABLE REGULATIONS:** Article 15, Section 15.5, Article  
16 Section 6.2(a) and 6.7, and  
Article 4, Section 4.12; Zoning  
Ordinance 1E

**HEARING HELD:** December 6, 2000

**FINDINGS & CONCLUSIONS**

Based on the testimony and evidence presented at the hearing, the variance to construct a building to house animals is granted; however it is recommended as an acceptable alternative that the applicant obtain a 6-year lease so that an acreage variance would not be necessary. A copy of the lease needs to be submitted for the record.

The applicant's children are members of the 4-H and for their project they wanted to raise dairy goats. The goats were originally housed in a small garden shed inside a fenced pasture. As a result of additional goats, the applicant is proposing to construct a 20 x 20 barn to house the animals, which is 62 Ft. to the side property line.

No adjoining neighbors were present to oppose this request and the granting of the variance to construct a 20 x 20 barn should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

**NOTE:**

Appeals of decision 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.

12-13-00

DATE

Karl V. Reichlin

KARL V. REICHLIN

ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement

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