Tax Map/Block/Parcel
No. 31 22 16

Building Permit/Zoning
Certificate BP-01-0507

Case ZA-554

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Edgar A. Schaeffer 900 Sullivan Road Westminster, Maryland 21157
REQUEST:	A variance to reduce the minimum setback from 200 feet to 40 feet for the construction of a horse barn
LOCATION:	900 Sullivan Road Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 223-16(B)
HEARING HELD:	April 4, 2001

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 of the minimum required setback from 200 feet to 40 feet to construct a horse barn, are as follows:

The proposed 20 Ft. x 56 Ft. horse barn will be constructed for the Applicant's son's use on the Applicant's ground that is zoned Agricultural. The barn will be approximately 100 Ft. from an adjoining agricultural preservation farm. Due to the topography of the land, and an existing wooded area, the proposed site is the only practical location that would be accessible to the Applicant's son's one-acre parcel.

Since all of the surrounding properties are enrolled in agricultural preservation and no houses could be built near the barn, there would be no adverse effect on any adjoining property owners and failure to grant the requested relief will result in undue hardship to the Applicant.

No one was present at the hearing opposing the Applicant's request.

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

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

4/12/01
DATE

Robert A Bair
ROBERT A. BAIR
ZONING ADMINISTRATOR

cc: Zoning Enforcement