Tax Map/Block/Parcel
No. 62-4-190

Building Permit/Zoning
Certificate 93-2600

Case ZA-65

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Steven and Cheryl Vider
9582 Standon Place
Columbia, MD 21045

REQUEST: A variance reducing the minimum required lot area from 3 acres to about 2.280 acres for a private stable.

LOCATION: 932 Bear Branch Road in Election District 9.

APPLICABLE REGULATIONS: Article 5, Section 5.3(b); Article 15, Section 15.5.

HEARING HELD: September 1, 1993

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 3 acre lot area requirement for a private stable are as follows:

a) The existing barn was constructed prior to the adoption of the Zoning Ordinance in 1965; and animals were housed there until approximately 1988 as a legal nonconforming use. This proceeding is only necessitated because the use had lapsed for more than six (6) months.

Approval of this variance is subject to the following condition(s):

1.) No increase in barn space is authorized.

2.) Existing screening and fencing is to be maintained to minimize the effect of the private stable on neighboring properties.

3.) Animal waste is to be managed so as to minimize odors and other concerns.

DATE: Sept 15, 1993

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case65.FC