

Case ZA-658

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

**APPLICANT:** Tim Peterson  
2475 Mt. Ventus Road 2  
Manchester, Maryland 21102

**REQUEST:** A variance from the required  
minimum rear yard setback of 50 Ft.  
to 48 Ft. for the construction of a  
small barn.

**LOCATION:** 2475 Mt. Ventus Road 2  
Manchester, MD 21102

**APPLICABLE REGULATIONS:** Code of Public Local Laws and  
Ordinances, Chapters 223-72(H) and  
223-181

**HEARING HELD:** June 4, 2002

**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 rear yard setback of 50 feet to 48 feet for the construction a small barn, are as follows:

The Applicant is proposing to construct a permanent small two-stall barn for horses. The Applicant's driveway connects from Mt. Ventus Road 2, as a result, under the zoning ordinance this is considered as the rear yard. The requirement for a private stable with only two horses, is 50 Ft. from the rear yard setback. A private stable is not allowed in the front of the property under the zoning ordinance. The plat is recorded with having two fronts, (two 40-Ft. minimum building lines) since the property fronts on two roads. The plat is not restricted as to which road the Applicant uses to access the property. It is 250 Ft. to the neighboring house and the proposed stable will be approximately 100 Ft. from the well and 100 Ft. from the dwelling. The property located across the road is undeveloped farmland. Fencing will also be installed on the property. The granting of the variance would allow the Applicant to construct the barn in the most practical location on the property to serve as shelter for horses, without creating undue hardship or practical difficulty for the Applicant.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

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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.

JUNE 12 2002

DATE



RALPH E. GREEN

ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement