Tax Map/Block/Parcel
No. 50 13 173

Building Permit/Zoning
Certificate BP-02-3195

Case ZA-676

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	John J. Parker 1608 Old New Windsor Road New Windsor, Maryland 21776
REQUEST:	A variance from the required minimum rear yard setback of 50 Ft. to 10 Ft. for the construction of a horse barn.
LOCATION:	1608 Old New Windsor Road New Windsor, MD 21776
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-75 and 223-181
HEARING HELD:	September 3, 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 10 feet for the construction of a horse barn, are as follows:

The Applicant is proposing to construct a 20 Ft. x 40 Ft. horse barn on his property that would be 200 Ft. from any neighboring residence. The selected location is the only level area on the property, which would not create undue hardship for the Applicant. There is pastureland to the rear of the property in which a fence was originally constructed and the Applicant did not realize there was a 50 Ft. minimum rear yard setback instead of 10 Ft. The barn will be longwise with the corner of the barn along the tree line to the rear of the property.

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.

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.

SEPTEMBER 12, 2002
DATE

RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement