Tax Map/Block/Parcel
No. 64 20 79

Building Permit/Zoning
Certificate BP-02-3216

Case ZA-682

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

| | |
|---|---|
| **APPLICANT:** | Barbara L. Rodekohr<br>2122 Bollinger Mill Road<br>Finksburg, Maryland 21048-2709 |
| **REQUEST:** | A variance to the minimum required lot size of 3 acres to 2.35 acres for horses, and other variances as needed. |
| **LOCATION:** | 2122 Bollinger Mill Road<br>Finksburg, MD 21048-2709 |
| **APPLICABLE REGULATIONS:** | Code of Public Local Laws and Ordinances, Chapters 223-75, 223-16 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 variance to the minimum required lot size of 3 acres to 2.35 acres for horses, and other variances as needed are as follows:

The original property was 10 acres, which was subdivided. The Applicant purchased 2.35 acres in 1991, which included the house, several outbuildings and a barn. Prior to the subdivision, there were always animals on the property. The Applicant is proposing to obtain a horse, and/or get a border to assist with the upkeep of the property. The maximum number of horses would be two on the property. The Applicant has been allowing a neighbor's horses to graze on the land in order to keep the grass at a minimum. Due to the existing structures on the property, no additional buildings need to be constructed in order to have horses. The small barn on the property only needs a new roof and the equipment shed on the property needs a new roof and paint. There is existing fencing along the property line that the Applicant proposes to utilize.

The lot is a long narrow lot, which makes it difficult to meet the 50 Ft. requirements from adjoining properties and 200 feet from the existing residences. Other variances in the neighborhood with similar circumstances have also been approved.

A neighbor, Elsie Gore, attended the hearing in support of the Applicant's request; however, 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