Tax Map/Block/Parcel
No. 77 13 161

Building Permit/Zoning
Certificate BP-02-4120

Case ZA-697

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Vale Hawkins 7757 Woodbine Road Woodbine, Maryland 21797
REQUEST:	A variance from the required minimum lot size of 3 acres to 2.46 acres for a donkey and two horses and a variance from the required distance setback for a run-in shed.
LOCATION:	7749 Woodbine Road Woodbine, MD 21797
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-16, 223-75 and 223-181
HEARING HELD:	December 3, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variances are granted.

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum required lot size of 3 acres to 2.46 acres for a donkey and two horses and a variance from the required distance setbacks for a run-in shed, are as follows:

This lot is currently vacant and appears to be in a flood plain, which makes most uses very difficult. The surrounding properties are used as business and not residential. The Applicant has constructed a run-in shed for a donkey and two elderly horses she has saved from euthanasia due to their advanced age. The shed was constructed on the property line and without a building permit.

These variances are being granted with the following conditions:

1. A building permit must be obtained within 30 days for the run-in shed.
2. These variances are restricted to the animals currently on the property and they cannot be replaced.
3. This approval is granted only for this Applicant and not for any other future tenant.

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.

December 10, 2002
DATE

Gayle Fritz
GAYLE FRITZ
ACTING ZONING ADMINISTRATOR'S DESIGNEE

cc: Zoning Enforcement