Tax Map/Block/Parcel
No. 61 11 388

Building Permit/Zoning
Certificate BP-02-4032

Case ZA-705

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	H. Allen McDonald 2206 Sharidan Drive Westminster, Maryland 21157-7832
REQUEST:	A variance to the lot size requirement of 3 acres to 1.03 acres for animals and a variance from the required distance setback of 200 Ft. from any lot less than 3 acres to 54 Ft., 110 Ft., and 10 Ft. for barns to allow a miniature donkey, pigmy goat, pair of geese and chickens.
LOCATION:	2206 Sharidan Drive Westminster, MD 21157-7832
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-16 and 223-181
HEARING HELD:	November 5, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted with conditions.

Facts of this request for a variance to the lot size requirement of 3 acres to 1.03 acres for animals and a variance from the required distance setback of 200 Ft. from any lot less than 3 acres to 54 Ft., 110 Ft., and 10 Ft. for barns to allow a miniature donkey, pigmy goat, pair of geese and chickens, are as follows:

The occupants have been at this location for approximately three years. They have slowly accumulated these animals in the past two years. These are all small animals, i.e., miniature donkey, pigmy goat, and miscellaneous fowl. The animals are pets and for enjoyment by the occupants.

There were neighbors in attendance on behalf of the Applicant. They stated that they had never experienced any odors or annoying noises coming from this property and said they also enjoyed having the animals close by.

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

1) The number of animals will not increase from the current number of animals.

2) Permits must be applied for and issued on the existing sheds.

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.

NOVEMBER 15 2002
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement