Tax Map/Block/Parcel
No. 77-17-72

Building Permit/Zoning
Certificate 93-2974

Case ZA-72

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Harold and Esther Mercer
340 Hoods Mill Road
Woodbine, MD 21797

REQUEST: A variance reducing the minimum required front yard from 40 feet to about 5 feet for existing farm buildings.

LOCATION: 340 Hoods Mill Road in E.D. 14

APPLICABLE REGULATIONS: Article 6, Section 6.7,
Article 15, Section 15.5

HEARING HELD: October 6, 1993

FINDINGS AND CONCLUSION

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 40 ft. front yard requirement for existing farm buildings, are as follows:

a) The line of division which creates the need for a variance separates the residential part of the property from the farm property. The existing farm buildings must remain with the farm acreage for financial reasons.

b) A residential garage located on the residential portion of the property dictates the location of the property line.

NOTE: The distance requirements of Sec. 4.12 apply to the establishment of new agricultural barns, but not to creation of new residential lots adjacent to existing barns.

DATE: Oct 19, 1993

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case72.FC