Tax Map/Block/Parcel
No. 66 5 277

Building Permit/Zoning
Certificate BP-03-0304

Case ZA-738

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Michael and Mary Bledsoe 2441 Braddock Road Mt Airy, MD 21771
REQUEST:	A variance from the required setback of 200 ft. from any lot of less than 3 acres occupied or intended to be occupied by a dwelling to 93 ft. for a barn.
LOCATION:	2441 Braddock Road Mt. Airy, MD 21771
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapter 223-16 and 223-181
HEARING HELD:	April 2, 2003

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 Section 223-16 and 223-181 of the Carroll County Code, in this case a reduction in the required setback of 200 feet from any lot of less than 3 acres occupied or intended to be occupied by a dwelling to 93 feet for a barn to be located on the property at 2441 Braddock Road, Mt. Airy, Maryland.

The property was inspected on March 27th. The general character of the neighborhood is large-lot rural with some neighbors maintaining horses, sheep, etcetera on their parcels. There is an existing storage shed and a two stall shed for goats on the property. The property was duly posted and adjoining property owners were notified of the hearing.

At the hearing neighbors testified with concerns that the proposed barn would be used for Mr. Bledsoe's construction business and that the proposed barn was quite large. Mr. Bledsoe testified that he may keep some personal tools and lawn equipment in the new Barn but that it was not needed for his business. A review of the plans submitted with the variance indicate two large, horse-sized stalls and three smaller stalls.

Per section 223-181, strict compliance with the terms of the zoning ordinance would impose an unnecessary hardship. This approval is valid for one year. Appeals of the decision can be made to the Board of Zoning Appeals within 30 days of the date of this determination.

NOTE:

Appeals of decision made pursuant to Section 223-181 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 223-182 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Section 223-182 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

14 April '03
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement