Tax Map/Block/Parcel
No. 33 14 326

Building Permit/Zoning
Certificate BP-03-0533

Case ZA-744

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Victoria and Thomas Scanlan 1936 Hanover Pike Hampstead, MD 21074
REQUEST:	A variance from the requirement of any lot of less than 3 acres occupied or intended to be occupied by a dwelling and a variance to the cartilage area within a lot of 3 acres improved by a dwelling for a contractor's equipment and storage yard.
LOCATION:	1936 Hanover Pike Hampstead, MD 21074
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Section 223-118 and 223-181
HEARING HELD:	May 7, 2003

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing for this variance and a site visit for a physical review of the conditions, these variances are granted.

The property was inspected by the Zoning Administrator and the proposed use of the property as a Contractors Storage Yard was found to have a minimal, if any, effect on adjoining property owners and the overall character of the neighborhood.

The property was duly posted and adjoining property owners were notified of the variance hearing. The petitioners, Victoria and Thomas Scanlan, attended the hearing.

Strict compliance with the terms zoning ordinance, per Section 223-181, would be impractical and cause undue hardship on the petitioners.

This approval is valid for one year.

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.

15 May 2003
DATE

NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement