CARROLL COUNTY GOVERNMENT
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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

16 September 2003

Mr. Charles L. Frock
129 Houck Rd.
Westminster, MD 21157

Re: Variance for placement of a mobile home
Case ZA-780, Permit 03-2810

Dear Mr. Frock:

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

Facts which may support the request for relief from the strict terms of The Code of Public Local Laws and Ordinances for Carroll County are cited as Section 223-140 B for allowing the placement of a mobile home for a family member employed on the farm at a distance greater than 300 ft. from the farm buildings.

Mr. Tom Matthews, an adjoining property owner, appeared at the hearing in an effort to ascertain the specifics of the case and receive assurance that the mobile home would not be associated with a current application before the Board of Zoning Appeals by Mr. Wayne Columbia to use an adjacent area on this property for a paintball course and business.

Section 223-140 B of the Carroll County Code of Public Local Laws and Ordinances outlines very specific criteria under which a mobile home may be permitted on a farm. In this case, the Frocks were able to provide satisfactory answers to the conditions cited, as follows:

1. The mobile home will be used for Mr. & Mrs. Frock's son as a residence. On a visit to the site I was able to substantiate that the son is active in the operation of the farm as a thoroughbred horse center.
2. The Frocks are engaged in meeting the requirements of the Carroll County Health Department. A representative of the Health Department has been to the site and assisted the Frocks in considering septic issues.
3. The Frocks were able to substantiate that the hilly topography of the farm made it impractical to locate the mobile home in the 300 foot area of the barns and sheds. This was verified in my site visit.
4. The farm is actively engaged in agriculture, in this case the raising and training of thoroughbred horses. Again, this was substantiated by the site visit.
5. The total farm acreage exceeds the minimum 50 acres stipulated in 223-140 b (6) of the County Code.

The following conditions apply to this variance:

1. That the mobile home is used as a residence only.
2. That the mobile home is used in no manner for the proposed paintball business, should the Board of Zoning Appeals approve that case.
3. That at least 50 acres of this farm remain in active agricultural production. Any acreage dedicated to a paintball business or other enterprise is deducted from the total acreage of the farm.

Given the facts presented by the applicant, I believe that placement of the mobile home within the prescribed 300 foot area would result in a practical difficulty and would create an undue hardship. Given the absence of opponents either at the hearing or by mail / telephone, none of the criteria stipulated in Section 223-191 of the County Code preclude the granting of a variance in this case.

Decisions by the Zoning Administration may be made to the Carroll County Board of Zoning Appeals within 30 days of the date of this determination.

Sincerely,

Neil M. Ridgely
Zoning Administrator
CC: Adjoining property owners
file