Tax Map/Block/Parcel
No. 23-10-582

Building Permit/Zoning
Certificate 93-4101

Case ZA-88

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Drusylla Ratcliffe
2741 Bachman Road
P. O. Box 258
Manchester, MD 21102

REQUEST: A variance reducing the minimum required rear yard from 50 feet to about 36 feet for a private stable.

LOCATION: 2741 Bachman Road in E.D. 6.

APPLICABLE REGULATIONS: Art. 5, Sec. 5.3 (b); Art. 4, Sec. 4.12; Art. Sec. 15.5

HEARING HELD: February 2, 1994

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 50 foot rear yard requirement for a private stable are as follows:

a) The existing building was constructed in 1989 and was always intended to be used for animals.

b) The building permit was secured by the builder and described as a storage shed. The property owner states she was unaware of the discrepancy between the permit information and the actual use.

c) The setback in question is toward a large parcel which is agriculturally used.

d) The building location complies with the distance requirements for residences on adjoining properties.

Approval of this variance is subject to the following condition(s):

1) This variance authorizes the building for use as a private stable as defined in Art. 20 of the Zoning Ordinance.

DATE: Feb 14, 1994

Solveig L. Smith

Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement

Code: Case 88.dec