Case ZA-682

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT: Barbara L. Rodekohr
2122 Bollinger Mill Road
Finksburg, Maryland 21048-2709

REQUEST: A variance to the minimum required
lot size of 3 acres to 2.35 acres
for horses, and other variances as
needed.

LOCATION: 2122 Bollinger Mill Road
Finksburg, MD 21048-2709

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-75, 223-16
and 223-181
September 3, 2002

HEARING HELD:

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
the Ordinance, in this case, a variance to the minimum required lot size of
3 acres to 2.35 acres for horses, and other variances as needed are as
follows:

The original property was 10 acres, which was subdivided. The
Applicant purchased 2.35 acres in 1991, which included the house, several
outbuildings and a barn. Prior to the subdivision, there were always
animals on the property. The Applicant is proposing to obtain a horse,
and/or get a border to assist with the upkeep of the property. The maximum
number of horses would be two on the property. The Applicant has been
allowing a neighbor’s horses to graze on the land in order to keep the
grass at a minimum. Due to the existing structures on the property, no
additional buildings need to be constructed in order to have horses. The
small barn on the property only needs a new roof and the equipment shed on
the property needs a new roof and paint. There is existing fencing along
the property line that the Applicant proposes to utilize.

The lot is a long narrow lot, which makes it difficult to meet the 50
Ft. requirements from adjoining properties and 200 feet from the existing
residences. Other variances in the neighborhood with similar circumstances
have also been approved.

A neighbor, Elsie Gore, attended the hearing in support of the
Applicant’s request; however, no neighbors were present at the hearing
opposing the Applicant’s request; therefore, the granting of this variance
should have no adverse effect on any adjoining property owners.
This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator’s decision.

September 12, 2002

DATE

Ralph E. Green

ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement