

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.

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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
NEIL RIDGELY
ZONING ADMINISTRATOR

cc: Zoning Enforcement