

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Romaine M. Wisner
1000 Meadow Branch Road
Westminster, Maryland 21157

ATTORNEY: JoAnn Ellinghaus-Jones, Attorney
1326 N. Main Street
Hampstead, Maryland 21074

REQUESTS: A request to allow substitution of an accessory building for a previously existing mobile home classified as a nonconforming use, or in the alternative, permission to continue use of the accessory building as a dwelling.

LOCATION: 1000 Meadow Branch Road in Election District 7.

BASES: Article 4, Section 4.3(b); Article 17, Sections 17.2 and 17.4; Zoning Ordinance 1E.

HEARING HELD: December 29, 1987

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes substitution of the accessory building, as a dwelling, for the previously existing mobile home classified as a nonconforming use. The findings justifying the authorizations include the facts that removal of the mobile home and construction of the building improved the property and was beneficial to the adjacent properties; there is no evidence indicating that the use of the building as a dwelling will unduly affect the adjoining properties or public interest; and, the authorizations are now necessary in order to preclude practical difficulty and unreasonable hardship that would otherwise result with ownership and use of the property.

Jan. 13, 1988

Date

John Totura

John Totura, Chairman