

Tax Map/Block/Parcel
No. 41-7-575

Building Permit/Zoning
Certificate No. 03-3302

Case 4870

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPELLANT: Mark Anthony Helmbright
3600 Shiloh Road
Hampstead, Maryland 21074

ATTORNEY: N/A

REQUEST: An appeal of a Notice of Violation from the Zoning Administrator requiring the removal of a mobile home.

LOCATION: The site is located at 3600 Shiloh Road, Hampstead, MD 21074, on property zoned "A" Agricultural District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-140B and 223-188 B

HEARING HELD: October 31, 2003

FINDINGS AND CONCLUSION

On October 31, 2003, the Board of Zoning Appeals (the Board) convened to hear the appeal of a Notice of Violation from the Zoning Administrator requiring the removal of a mobile home. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The facts are not in dispute. The Appellant owns 25.8 acres at the referenced address. He grows Christmas trees on the plot and has horses. He has moved a house trailer to another location on the property, to be resided in by his parents. There is no evidence that a trailer has been on the property prior to the adoption of the Zoning Ordinance in 1965. No building or Health Department permit have ever been issued for the house trailer. The property is zoned "A" Agricultural.

The Zoning Code at 223-140 allows mobile homes on farms with either a minimum of fifty (50) acres engaged in the active production of land or, where the annual gross sales from raising farm products on the parcel exceeds \$50,000.00, with a minimum of 20 acres. The

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Appellant clearly meets neither requirement. Accordingly, the Notice of Violation is upheld. However, the Board grants the Appellant a grace period until April 30, 2004, to either remove the trailer or otherwise bring the property into compliance.

11/19/03

Date


Jacob M. Yingling, Chairman