

Tax Map/Block/Parcel
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Building Permit/Zoning
Certificate 94-2786

Case ZA-140

**OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD**

NOV 2 1994

APPLICANT: Scott and Debra Callender
2325 Braddock Road
Mt. Airy, Md. 21771

REQUEST: Variances reducing the minimum setback requirements from 100 feet to 61 feet and 58 feet, and the minimum distance requirements from dwellings on adjoining properties from 200 feet to about 187 and 105 for a private stable.

LOCATION: 2325 Braddock Road in E.D. 9, Lot 8 in Section 2 of Gosnell Estates, a subdivision recorded at 18/86

APPLICABLE REGULATIONS: Article 6, Section 6.4(h); Article 5, Section 5.3(b); Article 4, Section 4.12; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: October 6, 1994

BACKGROUND

During the hearing on October 6, 1994, it was discovered that the measurements given in the Notice of Public Hearing mailed on September 23, 1994, were in error. To assure that adequate notice was given to the adjoining property owners, a letter explaining the discrepancies was mailed to them on October 11, 1994. No responses were received, therefore, the decision may now be issued. The measurements have been corrected herein.

FINDINGS AND 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 100 foot setback and a 200 foot distance requirement for a private stable, are as follows:

- a) Although the area of this lot exceeds 5 acres, the lot is only approximately 160 wide at the location proposed for the stable.

- b) The property is bisected by a 100 year flood plain.
Topography and wet soil conditions prohibit placement of
the stable near the midpoint of the lot.
- c) Location of the stable beyond the flood plain is
impractical and would be remote from water and electricity.

DATE: 11-1-94

Solveig L. Smith
Solveig L. Smith
Zoning Administrator

cc: Zoning Enforcement
file
chron

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