

Case ZA-237

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Marsden Furlow
P.O. Box 829
Arnold, MD 21012

REQUEST: A variance reducing the lot area requirement from 3 acres to 2.98 acres and 2.96 acres to allow the establishment of private stables.

LOCATION: 6680 and 6720 Woodbine Rd., E.D. 14, lots 1 & 2 of Rolling Carroll Estates, a subdivision recorded at 18/13.

APPLICABLE REGULATIONS: Art. 5, Sec. 5.5; Art. 15, Sec. 15.5.

HEARING HELD: March 6, 1996

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted as modified for lot #1 only. The variance for lot 2 is denied.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 3 acre lot area requirement for a private stable are as follows:

- a) Applicant relied on Health Department information in advertising the property as suitable for a private stable.
- b) Lot 1 is sold, contingent on the ability to establish a private stable for horses.
- c) Use of the lot for horses is consistent with other properties in the neighborhood and will have no adverse affect on other properties.
- d) The variance requested is minor in scope.

DATE: 3-21-96

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

cc: Zoning Enforcement
Code: Case 237.D96