

Case ZA-676

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: John J. Parker
1608 Old New Windsor Road
New Windsor, Maryland 21776

REQUEST: A variance from the required
minimum rear yard setback of 50 Ft.
to 10 Ft. for the construction of a
horse barn.

LOCATION: 1608 Old New Windsor Road
New Windsor, MD 21776

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-75 and
223-181

HEARING HELD: September 3, 2002

FINDINGS & 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 reduction of the minimum required rear yard setback of 50 feet to 10 feet for the construction of a horse barn, are as follows:

The Applicant is proposing to construct a 20 Ft. x 40 Ft. horse barn on his property that would be 200 Ft. from any neighboring residence. The selected location is the only level area on the property, which would not create undue hardship for the Applicant. There is pastureland to the rear of the property in which a fence was originally constructed and the Applicant did not realize there was a 50 Ft. minimum rear yard setback instead of 10 Ft. The barn will be longwise with the corner of the barn along the tree line to the rear of the property.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

OFFICIAL DECISION

ZA-676

Page Two

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

SEPTEMBER 12, 2002
DATE



RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement