

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPELLANT: William E. Harrison
6901 Eden Mill Road
Woodbine, Maryland 21797

APPEAL: Appeal of a Notice of Violation dated June 14, 1988 regarding the removal of the mobile home by the deadline of October 16, 1987 as stated in the Board of Zoning Appeals decision of Case 2380; or in the alternative, a variance to allow an existing mobile home to be located about 1,400 feet from the major farm buildings instead of the maximum distance of 300 feet to permit the existing mobile home to stay at the present location until a permanent structure can be built.

LOCATION: 6901 Eden Mill Road in Election District 14.

BASES: Article 14, Division III, Section 14.31; Article 17, Section 17.2; Article 6, Section 6.4(a); Article 15, Section 15.5; Ordinance 1E.

HEARING HELD: September 29, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby affirms the Notice of Violation regarding compliance with the Board's decision in Case 2380, and hereby authorizes, in the alternative, the requested variance. The pertinent findings justifying the authorization of the variance include the facts that the subject property, a 97.16 acre farm, is involved in litigation to settle the estate. Upon settlement of the estate, a lot can be created for construction of a single family dwelling to be located approximately on the site of, and replace the mobile home. It is presently impossible to predict when the estate will be settled and the lot created. In addition, the location of the mobile home is beneficial to the security of that portion of the farm not visible from the principal dwelling. There is no indication that the authorization of the variance under these circumstances will unduly affect the adjoining properties or public interest; and, the authorization is now necessary in order to preclude practical difficulty and unreasonable hardship that would otherwise occur.

Oct. 4, 1988
Date

John Totura
John Totura, Chairman