

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: Samuel M. Rakes  
3520 Hawks Hill Road  
New Windsor, Maryland 21776

REQUEST: Variances reducing the minimum required lot area of 3 acres to 2.78 acres and the minimum requirements governing the location of a private stable.

LOCATION: 3520 Hawks Hill Road in Election District 11.

BASES: Article 6, Sections 6.4(h) and 6.7; Article 5, Section 5.3(b)1; Article 4, Section 4.12; Article 15, Section 15.5; Ordinance 1E.

HEARING HELD: December 6, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that the configuration of the property provides a reasonable separation between the proposed private stable and adjacent properties; reduction of the minimum required lot area by approximately .22 of an acre does not represent a substantial relaxation of the minimum requirement; and, there is no indication that the authorization of the variances as requested will unduly affect the adjoining properties or public interest.

The Board hereby authorizes an extension of one year--a total of two years from the date of this decision -- for the applicant to apply for the required Zoning Certificate for the establishment of the private stable. In the event that a further extension is necessary, the applicant may present the request in writing to the Zoning Administrator, and the Zoning Administrator may authorize a further extension of not more than six months upon good cause shown.

Dec. 12, 1988

Date

John Totura

John Totura, Chairman