

Tax Map/Block/Parcel
No. 24-19/20-418

Building Permit/Zoning
Certificate No. 92-1105

Case 3725

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANT: Andrea W. Kellert
3807 Maple Grove Road
Manchester, Maryland 21102

REQUEST: A conditional use for a farm for raising rabbits for experimental purposes, and a variance reducing the minimum distance requirements of 600 feet pertaining thereto, if necessary

LOCATION: 3807 Maple Grove Road in Election District 6

BASES: Article 12, Section 12.2(b); Article 10, Section 10.2(a); Article 6, Sections 6.3(h) and 6.7; Article 4, Section 4.12; Article 15, Section 15.5; Ordinance 1E. (The Carroll County Zoning Ordinance)

HEARING HELD: May 28, 1992

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby approves the conditional use and variance. The pertinent findings determining the Board's decision include the facts that about 2.37 acres of the 3.073 acre lot is zoned "I-G" General Industrial District, with about .7 of an acre located at the rear of the lot zoned "C" Conservation District. The lot is improved with a dwelling and two agricultural buildings. The dwelling is classified as a nonconforming use since it was established prior to the adoption of Ordinance 1E. The agricultural buildings comply with the minimum requirements for agricultural use in the district. The rabbits will be raised, or kept temporarily, within the existing buildings and cages. Although there are existing residential, commercial and industrial uses within the neighborhood, there is no indication that use of the buildings to raise and keep rabbits will adversely affect residents of adjacent properties, the uses, or values of those properties.

The provisions of Article 10, Section 10.2(a) and Article 6, Section 6.3(h) of the zoning ordinance do not require a commercial site development plan in conjunction with this use, nor will the Board require such a plan in conjunction with authorization of the request.

June 3, 1992
Date

John Totura
John Totura, Chairman

JDN/bdc/C3725DEC
June 2, 1992