

Tax Map/Block/Parcel  
No. 59-17-145/237

Building Permit/Zoning  
Certificate No. 95-2387

Case 4046

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

**APPLICANT:** Carol J. Nelson, Trustee for  
Earl Mann and Doris Mann  
1831 Nelson Road  
Westminster, Maryland 21157

**REQUEST:** To replace two mobile homes, classified as nonconforming uses,  
with newer and larger mobile homes

**LOCATION:** 3116 and 3120 Schoolhouse Lane in Election District 4

**BASES:** Article 8, Article 4, Section 4.3(a)(1); Ordinance 1E (The  
Carroll County Zoning Ordinance)

**HEARING HELD:** August 30, 1995

**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 and in accordance with the state Open Meetings Act, the Board authorized the request.

The pertinent findings determining the Board's decision include the facts that the mobile homes are lawfully existing nonconforming uses, having been established prior to adoption of Ordinance 1E. Although the older mobile home has been modified substantially, it still qualifies as a nonconforming use. The newer mobile home, while appearing to be in better condition, is unsound structurally. Tentatively, the newer mobile home may be replaced before the older mobile home. Replacement of the existing mobile homes with newer and larger mobile homes will be beneficial to both the property and neighborhood. In addition, there is no indication that replacement of the mobile homes will unduly affect the residents of adjacent properties, the values of those properties, or public interests.

Sept. 13, 1995  
Date

Claude R. Rash  
Claude Rash, Chairman