

Tax Map/Block/Parcel
No. 47-17-1

Case 5464

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Brent Goretsas
520 S. Houcksville Road
Hampstead, Maryland 21074

ATTORNEY: n/a

REQUEST: A variance from the required 200 ft. setback to 74.6 ft. from an adjoining property less than 3 acres for a pole building to house horses.

LOCATION: The site is located at 520 S. Houcksville Road, Hampstead, MD 21074, on property zoned "Agricultural" District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Section 223-16 B

HEARING HELD: February 24, 2009

FINDINGS AND CONCLUSION

On February 24, 2009, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 200 ft. setback to 74.6 ft. from an adjoining property less than 3 acres for a pole building to house horses. Based on the testimony and evidence presented, the Board made the following findings and conclusion.

The subject property is a 3.6 acre (+/-) parcel in the Agricultural zone. The Applicant and his family reside on the property. The Applicant wishes to construct a 30 ft. x 60 ft. pole building on the property to house two of the family's ponies. The building will also be used for storage. It will have three garage type doors and will be connected to an existing driveway. In addition, the Applicant will fence in a pasture area behind the building for the ponies.


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The property has several unique features. First, the property, while zoned Agricultural, fronts a well travelled County road. In addition, there is a fenced in swimming pool in the rear yard. The well is located in the rear yard while the septic system and replacement field is in the front yard. The property is well screened by pine trees. The property is an unusual trapezoidal shape. An electrical box and line exist on the site which must not be disturbed. All of these factors lead to the conclusion that there is no place on the property that the proposed building could be located absent a variance. Accordingly, the requested variance was granted.

3/18/09
Date


Jacob M. Yingling, Chairman