

Tax Map/Block/Parcel
No. 33-21-261 & 698

Building Permit/Zoning
Certificate No. 06-0009

Case 5173

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

APPLICANT: Martin W. & Debra L. Hudgins
1556 Fairmount Road
Hampstead, MD 21074

REQUEST: Variances from the required 3 acre lot size to 2.72 acres and from the distance requirements to 54 ft. and 101 ft. for up to 3 steers being raised as 4-H projects.

LOCATION: The site is located at 1556 Fairmount Road, Hampstead, on property zoned "R-20,000" Residential District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-2, 223-16, and 223-186 A (3)

HEARING HELD: February 22, 2006

FINDINGS AND CONCLUSION

On February 22, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for variances from the required 3 acre lot size to 2.72 acres and from the distance requirements to 54 ft. and 101 ft. for up to 3 steers being raised as 4-H projects. The Board made the following findings and conclusion:

The subject property consists of two parcels, one being 1.74 acres and the other .91 acres. The Applicants' residence is located on the smaller parcel. The 1.74 acre parcel where the steers are kept is completely fenced. The surrounding area is predominately rural.

The Board finds that the proposed use is consistent with the neighborhood and will not generate adverse effects. In addition, the Board feels that the subject lot has a unique triangular shape, such that the failure to grant the variance would result in undue hardship. Accordingly, the following variances are granted:

1. A variance from the required lot size from 3 acres to 2.72 acres.
2. A variance from 200 feet to 54 feet to the south and east side of the barn, 100 feet to the east of the barn, and 103 feet to the southeast of the barn.

3/20/06
Date


Jacob M. Yingling, Chairman