

**Tax Map/Block/Parcel
No. 8-20-6**

**Building Permit/Zoning
Certificate No. 02-3261**

Case 4731

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

APPLICANT: Christopher Paul Wehner
5109 Shaffer Mill Road
Manchester, Maryland 21102

ATTORNEY: N/A

REQUEST: An appeal of a determination of the Bureau of Development Review denying a request for a detached accessory dwelling unit.

LOCATION: The site is located at 5109 Shaffer Mill Road, Manchester, MD 21102, on property zoned "A" Agricultural District in Election District 6.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-72 (P) and 223-188

HEARING HELD: October 29, 2002

FINDINGS AND CONCLUSION

On October 29, 2002, the Board of Zoning Appeals (the Board) convened to hear an appeal of a determination of the Bureau of Development Review denying a request for a detached accessory dwelling unit. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant wishes to build another house (40 Ft. x 50 Ft.) on his property, which would constitute a detached accessory dwelling unit. The property is zoned "A" Agricultural, and the lot is 1.95 acres. The minimum lot size in the Agricultural Zoning District is 1 acre. Therefore, the proposed use does not meet the minimum lot size. This makes it impossible to qualify as a detached accessory dwelling unit, which would require the existence of one subdivision right.

Accordingly, the decision denying the proposed use of the Bureau of Development Review is upheld.

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11/27/02
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman