

**Tax Map/Block/Parcel
No. 74-9-5**

**Building Permit/Zoning
Certificate No. 98-2520**

Case 4350

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

APPLICANTS: Ellen L. Rinehart
2504 Arthur Avenue
Sykesville, Maryland 21784

ATTORNEY: Lawrence M. Hammond, Esquire
2165 Main Street
Reisterstown, Maryland 21136

REQUEST: A request to replace an existing mobile home classified as a nonconforming use with a larger mobile home.

LOCATION: Located at 2504 Arthur Avenue, Sykesville, MD on property zoned "R20,000" Residence District in Election District 5

BASIS: Basis: Article 4, Section 4.3(a)(1); Ordinance 1E.

HEARING HELD: September 29, 1998

FINDINGS AND CONCLUSION

On September 29, 1998, the Board of Zoning Appeals (the Board) convened to hear the application of Ellen L. Rinehart, to replace an existing mobile home classified as a nonconforming use with a larger mobile home at 2504 Arthur Avenue, Sykesville, MD on property zoned "R20,000" Residence District in Election District 5. Ms. Rinehart was represented by Lawrence M. Hammond, Esquire.

Ms. Ellen L. Rinehart currently resides at the property in a 28' x 52' mobile home which she has owned since 1979. Ms. Rinehart testified that the mobile home has been located at 2504 Arthur Avenue since 1958. The existing mobile home is not in good condition and the applicant plans to replace it with a new 28' x 60' double-wide mobile home with a foundation. Ms. Rinehart stated that the location of the mobile home on the site may need to be altered due to Health Department's concern in regard to the proposed location of the mobile home being too close to the septic system. She is currently working with the Health Department to modify the location of the mobile home in relation to the septic

area. Ms. Janis Grennon testified that she will be assisting Ms. Rinehart with the installation of the new mobile home, including the foundation.

Ms. Shirley Wilson of 2500 Arthur Avenue, lives on the same street as the applicant, and testified the applicant's request would be an improvement to the community. Ms. Wilson owns a single family home. There was no opposition to the request.

The Board finds the mobile home to be a non-conforming use. The request to replace the structure with a newer and slightly larger one is a reasonable request and an improvement to the community. The Board hereby authorizes the replacement of the existing mobile home with a new 28' x 60' double-wide mobile home. The approval is conditioned upon approval of the Carroll County Health Department.

10/28/98
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman

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October 27, 1998