

Tax Map/Block/Parcel
No. 51-9-251

Building Permit/Zoning
Certificate No. 96-3350

Case 4164

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Tammy S. Porter
1258 Woodland Circle
New Windsor, Maryland 21776

REQUEST: To replace an existing mobile home classified as a nonconforming use, with a larger mobile home, 14 feet x 76 feet on property zoned "A" Agricultural District

LOCATION: 1261 Woodland Circle in Election District 7

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

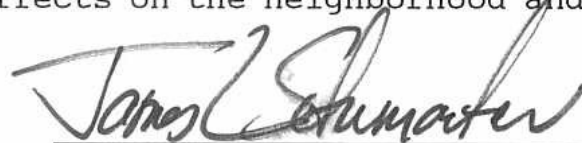
On November 26, 1996, the Board of Zoning Appeals held a hearing on the request to replace an existing mobile home 12 x 60 feet classified as a nonconforming use with a larger mobile home at 1261 Woodland Circle in Election District 7 identified as Parcel 251, Block 9 on Tax Map 51.

The applicant, Tammy S. Porter, testified on behalf of the request. Based on her testimony, the Board makes the following findings. Mrs. Porter is the owner of the subject property. The property consists of .9 acres and is improved by a residence and a mobile home. The residence is identified as 1258 Woodland Circle and the mobile home is identified as 1261 Woodland Circle. The mobile home has been on the premises prior to zoning and is a nonconforming use. The existing mobile home has a separate septic field which is serviceable. The existing mobile home is in disrepair and will require extensive repairs. The proposed replacement is a 1996 model which measures 14 x 76 feet (See Exhibit 1).

The Board finds that the replacement of the existing old mobile home with one slightly larger but newer at the property located at 1261 Woodland Circle identified on Tax Map 51, Block 9 Parcel 251 will have no adverse effects on the neighborhood and may well be an improvement.

12/4/96

Date



James L. Schumacher, Chairman