

Tax Map/Block/Parcel
No. 59-3-533

Building Permit/Zoning
Certificate No. 95-3855

Case 4074

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Hillandale, Inc.
Norman O. Rebert, President
2619 Baltimore Boulevard
Post Office Box 510
Finksburg, Maryland 21048

ATTORNEY: Charles M. Preston, Esquire
188 East Main Street
Post Office Box 389
Westminster, Maryland 21158-0389

REQUEST: Enlargement of a mobile home park, classified as a nonconforming use, by the addition of one lot

LOCATION: 117 Lassiter Circle in Hillandale mobile home park

BASIS: Article 4, Section 4.3(a)(1); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: January 24, 1996

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record and in accordance with the state Open Meetings Act, the Board conditionally authorized the request, provided that the applicant investigate and resolve surface drainage problems involving existing lots on Lassiter Circle, and that the mobile home placed on the site be at least 26 feet in width (double-wide) and from 52 to 60 feet in length.

The pertinent findings determining the decision include the facts that the proposed lot is located within a recently developed section of the mobile home park established for double-wide mobile homes. Existing systems providing potable water, sanitary sewerage disposal, and storm water drainage can accommodate the addition lot without being adversely affected. And there is no probative evidence that establishment of the lot as requested and conditioned herein will unduly affect residents of adjacent properties, the values of those properties, or public interests.

1. 31. 96

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman