

Tax Map/Block/Parcel  
No. 5-22-16

Building Permit/Zoning  
Certificate No. 06-1757

Case 5243

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

**APPLICANT:** Nevin Garvick  
c/o Garvicks' Farms, Inc.  
5252 Band Hall Hill Road  
Westminster, MD 21158

**ATTORNEY:** Charles M. Preston

**REQUEST:** Expansion of a non-conforming use to replace an existing residential rental unit from 10 ft. by 50 ft. mobile home with a larger 14 ft. by 75 ft. mobile home.

**LOCATION:** The site is located at 5252 Band Hall Hill Road, Westminster, on property zoned "A" Agricultural District in Election District 3.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-9 and 223-186A (3)

**HEARING HELD:** July 26, 2006

**FINDINGS AND CONCLUSION**

On July 26, 2006, the Board of Zoning Appeals (the Board) convened to hear a request of a non-conforming use to replace an existing residential rental unit from 10 ft. by 50 ft. mobile home with a larger 14 ft. by 75 ft. mobile home. The Board made the following findings and conclusion:

The Applicant owns a 31 (+\_) acre parcel of farm property that is zoned "A" Agricultural. He purchased the farm in 1964, and placed a mobile home on the property that year. Credible testimony and documentary evidence was received by the Board that established that the trailer had been consistently rented from 1976 to the present. Prior to 1976, the Applicant resided there.

The existing trailer is in a state of disrepair. The Applicant has been advised by the County's Bureau of Permits that it fails to meet the applicable livability code, and therefore it should not be rented to tenants.

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The Applicant wishes to replace the existing trailer with a newer, larger trailer that would meet the livability standards. Specifically, he wishes to remove the old trailer and replace it with a 14 ft. x 75 ft. home.

The Board finds that the modest expansion of the size of the trailer will not adversely affect the neighborhood or property values or result in smoke, fumes, dust or traffic. Accordingly, the request for an expansion is granted, subject to the following:

1. The trailer shall be no less than 70 feet long, and no more than 80 feet long.
2. The Applicant shall install a fixed concrete foundation for the expanded trailer.
3. The replacement trailer shall meet all applicable building, livability and development code provisions.

Date

8/16/06

  
Jacob M. Yingling, Chairman