

Tax Map/Block/Parcel
No. 13-5/11-116

Building Permit/Zoning
Certificate No. 98-0402

Case 4309

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Terry W. and Deborah K. Chronister
4719 Band Hall Hill Road
Westminster, Maryland 21158

REQUEST: To replace an existing mobile home classified as a nonconforming use with a larger mobile home and variances as required

LOCATION: 4719 Band Hall Hill Road on property zoned "A" Agricultural District in Election District 6

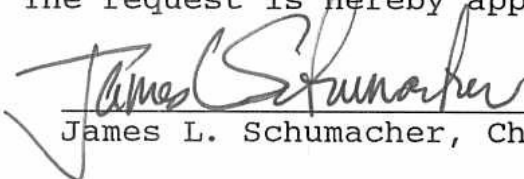
BASIS: Article 4, Section 4.3(a)(1); Ordinance 1E (The Carroll County Zoning Ordinance)

On April 28, 1998, the Board of Zoning Appeals (hereinafter "the Board"), held a hearing on the application of Terry W. and Deborah K. Chronister to replace an existing mobile home classified as a nonconforming use with a newer and somewhat larger mobile home at 4719 Band Hall Hill Road on property zoned "A" Agricultural District.

The subject property is identified as Parcel 116 on the plot plan submitted with the application and in the hearing as Exhibit 1. It is 2.562 acres more or less and is owned by Terry and Deborah Chronister. There is an older mobile home approximately 10 x 30 feet on the property in which Timothy J. Biden resides. Timothy is the son of Deborah Chronister. The mobile home is in poor repair due to its age, having been constructed in the late 1950's. The Chronisters' propose to replace the mobile home with a used one approximately 12 x 65 feet which they agreed to purchase contingent on the approval by this Board.

Although the applicants applied for a variance in their application, all the distance and lot requirements are adequate. There is no requirement for the variance. The Board finds that the change will be a benefit to the neighborhood and that there will be minimal adverse effects if any. The request is hereby approved.

May 18, 1998
Date


James L. Schumacher, Chairman

IM/bmh/c4309dec.bmh
May 14, 1998