OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Douglas & Kathryn Williams
4326 Cherry Tree Lane
Sykesville, MD 21784

REQUEST: A variance reducing the minimum lot area requirement for a
private stable from 3 acres to about 2.89 acres.

LOCATION: 2050 Creek Drive, in E.D. 2, Lot 4 in Sect. 1 of Richardson
Ridge, a subdivision plat recorded at 31/120

APPLICABLE REGULATIONS: Art. 6, Sec. 6.4(h); Art. 5, Sec. 5.3(b), Art. 15,
Sect. 15.5

HEARING HELD: May 4, 1994

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the
variance is denied.

The applicants propose to build a shelter for one pony on the recently
purchased lot where their new home is under construction.

Most of the lots in the subdivision are under 3 acres in size. Two
neighboring property owners testified that they bought their properties
relying on the knowledge that the adjoining properties were not qualified for
the keeping of large animals.

One neighbor testified that the corner of her property nearest to the
Williams property has well established plantings and is an important part of
her enjoyment of her property. She fears an increase of odors and flies if
this stable is allowed.

For the reasons set forth above the variance is denied.

DATE: May 18, 1994

Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 103.ZEC