

Case 3270

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Emil Evans and Margaret Evans
2125 Bollinger Mill Road
Finksburg, Maryland 21048

AGENT: Delores Franklin, RE/MAX
110 Cherry Valley Road
Reisterstown, Maryland 21136

REQUESTS: Variances reducing the minimum required lot area
for a private stable from 3 acres to 2.5148 acres,
and the minimum distance requirements pertaining
thereto

LOCATION: 2125 Bollinger Mill Road in Election District 5

BASES: Article 6, Section 6.4(h); Article 15, Section
15.5; Ordinance 1E (The Carroll County Zoning
Ordinance)

HEARING HELD: October 25, 1989

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, the Board hereby authorizes the variances as requested for the establishment of a private stable. The pertinent findings justifying the authorizations include the facts that the property has been used as a farm from prior to the adoption of Ordinance 1E in 1965. Farm animals, including horses, have always been kept on the farm. The farm buildings are to remain, and authorization of the variances will permit establishment of a private stable consisting of a maximum of two horses or ponies as an accessory use on the property. Both the property and existing accessory buildings are particularly appropriate for the proposed stable.

While there is no evidence that use of the property for the private stable will unduly affect the adjoining properties or public interest, the applicants' and purchasers' attention is directed to the fact that this authorization does not permit use of the barn or private stable for more than the maximum of two horses or ponies.

Nov. 4, 1989
Date

John Totura
John Totura, Chairman