

Tax Map/Block/Parcel
No. 30-12/18-408

Building Permit/Zoning
Certificate No. 91-2234

Case 3602

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

APPLICANTS: Kenneth W. Staley and Shonna Staley
1934 Littlestown Pike
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum distance requirements of 200 feet pertaining to a proposed indoor horse riding arena and stable on the premises

LOCATION: 1934 Littlestown Pike (Md. Rt. 97) in Election District 7; Hesson Property subdivision, lot 2 recorded in Carroll County Plat Records book 21, page 71

BASES: Article 6, Sections 6.2(g) and 6.7; Article 4, Section 4.12; Article 15, Section 15.5; Ordinance 1E. (The Carroll County Zoning Ordinance)

HEARING HELD: September 25, 1991

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of is case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the variance as requested. The pertinent findings determining the Board's decision include the facts that establishment of the building either as a stable for the shelter of horses as provided in Section 6.2(a), or as an indoor horse riding arena and adjoining stable as provided by Section 6.2(g), of the zoning ordinance, and described on Permit Application 91-2234 are subject to a minimum distance requirement of 200 feet as specified in Section 4.12 of the ordinance. Location of the building, other than as proposed, is restricted by topography, surface drainage including a 100 year flood plain, preservation of tillable land, and proximity to the existing well supplying water for the premises. Although the Board recognizes concerns regarding establishment of the use on the property, the issue before the Board is solely the location of the proposed building relative to adjacent properties. Accordingly, the Board finds no indication that location of the building, as proposed, will unduly affect the adjoining properties or public interest.

Sept. 27, 1991
Date

John Totura
John Totura, Chairman

JDN/bdc/C3602DEC
September 26, 1991