

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: P. L. Wilson

REQUEST: A variance reducing the minimum distance requirements of 200 feet for a proposed agricultural barn to be used as a stable.

LOCATION: 5136 Teeter Road in Election District 1.

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

HEARING HELD: October 30, 1987

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes the request, subject to the conditions noted below. The pertinent findings include the facts that the property consists of 3.206 acres having a lot width of 200 feet; use of a significant area of the rear portion of the property is restricted due to surface drainage; the land use characteristics of the neighborhood are rural-agriculture; and, there is no indication that the establishment of the barn as conditioned below will unduly affect the adjoining properties or public interest. In order to promote the purpose and intent of the zoning ordinance, the Board hereby conditions the authorization as follows:

1. Due to the surface drainage adversely affecting and restricting the use of the property, not more than five (5) equines--horses or ponies--shall be kept on the property at one time.
2. The barn shall be located at least 200 feet from the front property line, measured parallel to the northerly side property line; and, shall not be located closer than 35 feet to the northerly side property line and 140 feet to the southerly side property line. For clarification purposes, the setbacks of 35 feet and 140 feet measured perpendicularly to the side property lines, provide a buildable width

of 25 feet in which to construct the barn. The applicant is directed to insure that the barn not be constructed closer than 35 feet to the northerly side property line and 140 feet to the southerly side property line, measured from the closest part of the barn to the nearest points of the respective side property lines.

Nov. 10, 1987
Date

John Totura
John Totura, Chairman