

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANTS: Thomas A. Harris and Mary-Melissa Harris
4376 Bark Hill Road
Union Bridge, Maryland 21791

REQUESTS: Variances reducing the minimum required lot area of 3 acres to about 1.55 acres, and the minimum distance requirements of 200 feet for a proposed private stable.

LOCATION: 4376 Bark Hill Road in Election District 12.

BASES: Article 6, Sections 6.4(h) and 6.7; Article 4, Section 4.12; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: January 26, 1988

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 requests, subject to the conditions imposed below. The findings justifying the authorizations include the facts that farm animals have previously been kept on the subject property; the improvements proposed by the applicant are planned and located to minimize potential effects of the private stable upon adjacent properties; and there is no indication that the establishment of the private stable as requested, and conditioned below, will unduly affect the adjoining properties or public interest. In order to promote the intent and purpose of the zoning ordinance, the Board hereby imposes the following conditions of authorization:

1. A private stable is limited to not more than two equines at one time.
2. Construction of the stall for the horse presently sheltered temporarily in the garage, shall be completed within one year of the date of this decision, and thereafter the horse shall be sheltered within the enclosed stall. The remainder of the private stable may be constructed in stages, proceeding timely and orderly to completion of the private stable.

3. The pasture area shall be generally limited as indicated by the applicant on the location survey filed with the record of this case.

Jan. 29, 1988
Date

John Totura
John Totura, Chairman