

Case 3206

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: Betty Ann Remley  
1224 Bachmans Valley Road  
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum distance  
requirements for a three stall horse barn.

LOCATION: 1224 Bachmans Valley Road (Md. Rt. 496) in  
Election District 6; Mobley Manor subdivision,  
Lowlands Section; Lot 2 recorded in Carroll County  
Plat Records in Book 23, Page 54.

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

HEARING HELD: July 26, 1989

FINDINGS AND CONCLUSIONS

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 request, subject to the conditions noted below. The pertinent findings justifying the authorization include the facts that there is no indication that establishment of the barn, as proposed 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. The proposed barn shall not be located closer than 225 feet from the closest point of the dwelling located on the adjoining lot to the southwest (Lot 1 of Mobley Manor subdivision, Lowlands Section).
2. Use of the barn shall be restricted to not more than three (3) horses or ponies at one time.
3. Due to the particular circumstances involved in this case, the authorization for the variance reducing the minimum requirements for the three (3) horse barn shall

be limited solely to the applicant, and shall not inure to heirs or assigns. This condition shall not preclude application in the future by interested parties for use of the barn in accordance with the provisions of the zoning ordinance at such time.

Aug. 16, 1989

Date

John Totura

John Totura, Chairman