

Case 3284

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

APPLICANTS: John Thomas Lewis and Clara Sue Lewis
510 Pinehurst Circle, Apt. 203
Westminster, Maryland 21157

REQUEST: Variances reducing the minimum required area of 3 acres to about 2.5 acres and the minimum distance requirements pertaining thereto to allow an existing accessory building to be used as a private stable

LOCATION: 1507 Old Manchester Road (Md. Rt. 852) in Election District 6

BASES: Article 5C, Section 5C.3(g); Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: December 1, 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 variances to the minimum required lot area and distance requirements for the existing barn to be used as an agricultural stable until December 31, 1990. As an agricultural stable, more than two horses may be kept in the stable.

The pertinent findings justifying the temporary authorization include the facts that the property was originally a farm, and horses have been kept continuously in the barn.

The applicants are pursuing further division of the property, which will eventually preclude use of the barn to shelter horses or farm animals. In the interim period, there is no indication that the temporary authorization of the variances will unduly affect the adjoining properties or public interest.

Dec. 18, 1989
Date


John Totura, Chairman