

Tax Map/Block/Parcel  
No. 45/11/231

Building Permit/Zoning  
Certificate No. 90-1203

Case 3363

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Stephanie Douglass  
660 Windy Hill Drive  
Westminster, Maryland 21157

**REQUEST:** Variances reducing the minimum required lot area of 3 acres to 2.73 acres and, the minimum distance requirements pertaining to a proposed private stable

**LOCATION:** 660 Windy Hill Drive in Election District 7

**BASES:** Article 6, Section 6.4(h); Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** May 30, 1990

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 the variance to the minimum required lot area. The pertinent findings determining the Board's decision include the facts that the proposed location for the private stable complies with the minimum distance requirements. Existing trees, shrubs, and topography restrict visibility of the site from adjacent properties. Initial plans of the applicant are to maintain one horse in the stable, which is limited to a maximum of two horses or ponies. Relaxation of the minimum lot area requirement as requested, is not considered significant in this case; and, there is no indication that establishment of the private stable will unduly affect residents of adjacent properties or the values of those properties.

June 4, 1990  
Date

John Totura  
John Totura, Chairman

JDN/bmb/C3363DEC  
June 1, 1990