

Tax Map/Block/Parcel
No. 12/21/429

Building Permit/Zoning
Certificate No. Not listed

Case 3376

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

APPLICANT: Jack M. Winfrey and Donna L. Winfrey
3846 Turkeyfoot Road
Westminster, Maryland 21157

AGENT: B.J. Johnson
Land Acquisition Office
125 North Court Street, Suite 209
Westminster, Maryland 21157

REQUEST: A variance reducing the minimum required lot area of 3 acres to 2.839 acres to allow farm animals or livestock to be kept in an agricultural barn or private stable

LOCATION: 3846 Turkeyfoot Road in Election District 3

BASES: Article 6, Sections 6.2(a), 6.4(h), and 6.7;
Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: May 25, 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 requested variance. The pertinent findings determining the Board's decision include the facts that the lot area of the property is now 3 acres and is traversed by Turkeyfoot Road, which is not constructed to county standards. County plans are to improve the construction of the road to county standards. This involves acquisition of the right-of-way by the county to facilitate construction of the road. The acquisition by the county will reduce the area of the property to less than 3 acres, otherwise precluding use of the property for maintaining and keeping farm animals or livestock on the premises. Acquisition of the right-of-way will be beneficial to the public interest, and there is no indication that authorization of the variance will unduly affect the residents of adjacent properties or the value of such properties.

May 31, 1990
Date

John Totura
John Totura, Chairman