

Tax Map/Block/Parcel
No. 14-16-223

Building Permit/Zoning
Certificate No. 91-0641

Case 3547

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

APPLICANT: Howard J. Riopelle
928 Merridale Boulevard
Mount Airy, Maryland 21771

REQUEST: A variance reducing the minimum required rear yard of 50 feet to about 5 feet for conversion of the existing barn to a dwelling

LOCATION: Northeast side of Hanover Pike (Md. Rt. 30) about 1,200 feet north of Traceys Mill Road intersection in Election District 6

BASES: Article 10, Sections 10.1(j) and 10.6; Article 8, Sections 8.1(b) and 8.5; Article 7, Section 7.5; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: May 23, 1991

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. The pertinent findings determining the Board's decision include the facts that the barn predated adoption of the zoning ordinance in 1965; the barn has been well maintained and is worthy of conversion into a dwelling; there is no evidence that conversion of the barn into a single-family dwelling will unduly affect the adjoining properties or public interest; and, authorization of the variance is justified in order to preclude practical difficulty and unreasonable hardship that would otherwise occur in the use and ownership of the property.

May 29, 1991
Date

John Totura
John Totura, Chairman

JDN/bmh/c3547dec
May 24, 1991