

Tax Map/Block/Parcel
No. 22-17-190

Building Permit/Zoning
Certificate No. 92-0194

Case 3666

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

APPLICANT: Alan D. Cress
1230 Bachmans Valley Road
Westminster, Maryland 21158

REQUEST: A variance reducing the minimum required lot area of 3 acres to 2.493 acres for a proposed greenhouse

LOCATION: 1230 Bachmans Valley Road (Md. Rt. 496) in Election District 6; Mobley Manor subdivision, Homestead Section, lot 2 recorded in Carroll County Plat Records in book 23, page 134

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

HEARING HELD: March 24, 1992

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 approves the variance, subject to the condition that the greenhouse shall not be enlarged without authorization by the Board of Zoning Appeals. The pertinent findings determining the Board's decision include the facts that the greenhouse will not require permanent construction. The dimensions noted on the application of 28 feet in width by 96 feet in length, were reduced during the public hearing to 22 feet in width by 60 feet in length. The greenhouse is for personal and agricultural use. Items grown for sale will be delivered by the applicant, precluding significant vehicular traffic to the premises. The principal use of the property will remain residential. The proposed use is similar to an accessory use, and there is no indication that establishment of the greenhouse, as proposed, will unduly affect the adjoining properties or public interests. Accordingly, relaxation of the minimum lot area requirement is appropriate and in keeping with the intent and purpose of the zoning ordinance.

March 31, 1992
Date

John Totura
John Totura, Chairman

JDN/bdc/C3666DEC
March 30, 1992