

Tax Map/Block/Parcel
No. 40-2-527
Case 5628

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Carol Thompson
2202 Hampstead Mexico Road
Westminster, Maryland 21157

ATTORNEY: N/A

REQUEST: An application for a conditional use for a country inn in the existing barn (receptions) seasonal business April through October.

LOCATION: The site is located at 2202 Hampstead Mexico Road, Westminster, MD 21157, on property zoned "A" Agricultural District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 (26)

HEARING HELD: March 28, 2012

FINDINGS AND CONCLUSION

On March 28, 2012, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a country inn in the existing barn (receptions) seasonal business April through October. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

DECISION

The Applicant's property is an approximately ten acre lot with an existing barn of approximately 2,100 square feet, which she wishes to be able to use as a seasonal reception venue under the definition of Country Inn provided in County Code Section 223-2. Mrs. Thompson testified that she intends to model this use after a similar facility at the Union Mills Homestead, using on-site catering and portable sanitary facilities. She does not anticipate paving any portion of the property, using a pasture area for guest parking. Any music provided for events will be in the barn, not outside. She does not contemplate exterior lighting or signage. The barn is accessed by a driveway which is finished with millings and which includes a concrete bridge. The Applicant's residence is also on the property.

The Board also heard testimony from adjoining property owners, some in opposition and others posing questions.

The Board found that the use as proposed fits the definition of a Country Inn in County Code Section 223-2. The Board specifically finds that the use of this property as a seasonal Country Inn for receptions and similar events is appropriate for the neighborhood and no more onerous at this location than it would be at any other location within the Agriculture District. The Board therefore approves the Applicant's request, subject to the following conditions:

1. There must be adequate screening to mitigate any noise or other effects;
2. All events must be concluded by 10:00 P.M.;
3. The property cannot be used for events on more than one day per weekend;
4. The use shall be subject to a full site plan review by the Carroll County Planning and Zoning Commission, with particular attention to adequacy of the driveway access and adequacy of sanitary facilities.

April 13, 2012
Date


Richard J. Simmons, Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 223-192C of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.