Tax Map/Block/Parcel
No. 30 19 271

Building Permit/Zoning
Certificate BP-2449

Case ZA-518

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Gary & Elizabeth Rutishauser 1515 S. Pleasant Valley Road Westminster, Maryland 21158
REQUEST:	A variance to reduce the minimum required rear yard setback from 200 feet to 130 feet for a horse stable
LOCATION:	1515 S. Pleasant Valley Road Westminster, MD 21158
APPLICABLE REGULATIONS:	Article 5, Section 5.3(b), Article 15, Section 15.5; Zoning Ordinance 1E
HEARING HELD:	September 6, 2000

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction in the side yard setback for a horse stable, are as follows:

The property being considered in this hearing is currently zoned Agriculture. The new property owners have three horses and this property can only be used for two horses due to the setbacks required for an agricultural barn. In the original application the setback requested for the agricultural barn was stated as a rear yard setback. For the record, this variance should be addressed as a side yard setback.

The owners are requesting a variance from the minimum required side yard setback from 200 feet to 130 for a horse stable. In order to meet the requirements for an Agricultural barn, the new owners must have a lease agreement with the property owners that they are leasing the ground from, and the particulars in regards to amount of ground, length of lease etc., in order to allow them to meet the setbacks. The owners are converting an existing two bay garage with an existing open area into the stalls for their three horses.

Approval of this variance will have no adverse effect on any adjoining property owners, and failure to grant the variance would result in undue hardship to the owners.

NOTE:

Appeals of decisions made pursuant to Section 15.5 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Section 17.4 of the Carroll County Zoning Ordinance 1E.

A decision of the Zoning Administrator made pursuant to Section 15.5 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

Karl V. Reichlin

September 18, 2000
Date

Karl V. Reichlin
Zoning Administrator's Designee

cc: Zoning Enforcement

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