

**Tax Map/Block/Parcel  
No. 67-23-410**

**Building Permit/Zoning  
Certificate No. 05-1378**

**Case 5085**

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

**APPLICANT:** Mirrel Wothers  
5606 Old Washington Road  
Sykesville, MD 21784

**ATTORNEY:** N/A

**REQUEST:** Variance from the required 3 acres to 2.89 acres for horses and a variance from the required 200 ft. setback to 20 ft. from the property line for the construction of a barn.

**LOCATION:** The site is located at 5606 Old Washington Road, Sykesville, on property zoned "R-40,000" Residential District in Election District 14.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-186 A (3), 223-2, 223-35 B and 223-64 G

**HEARING HELD:** July 28, 2005

**FINDINGS AND CONCLUSION**

On July 28, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 3 acres to 2.89 acres for horses and a variance from the required 200 ft. setback to 20 ft. from the property line for the construction of a barn. The Board made the following findings and conclusion:

The subject property is a narrow parcel encompassing just under 3 acres. The Applicant wishes to construct a barn 20 feet from the property line. The surrounding neighborhood is a mix of residential and agricultural uses and woodlands. The adjoining property to the east is owned by the power company and is crossed by a power line. The property to the west closest to the proposed barn is owned by the Applicant.

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Based on the above circumstances and the unusual shape of the lot, the Board finds that the grant of a variance of the lot size to 2.89 acres and a 180 foot variance for the construction of a barn is warranted. Accordingly, the requested variances are granted.

8/25/05

Date

Jacob M. Yingling  
Jacob M. Yingling, Chairman