

**Tax Map/Block/Parcel**  
**No. 23-1&7-863**  
**Case 5833**

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

**APPLICANT:** Sara-Louise Hoke  
1705 Bachmans Valley Road  
Westminster, MD 21158

**ATTORNEY:** N/A

**REQUEST:** Request for a Conditional Use to operate a Bed and Breakfast facility.

**LOCATION:** The site is located at 1705 Bachman Valley Road, Westminster, Maryland, on property zoned “A” Agricultural and “C” Conservation, in Election District 6.

**BASIS:** Basis: Code of Public Local Laws and Ordinances, Section 158.070 (E)(1)(s).

**HEARING HELD:** April 28, 2015

**FINDINGS AND CONCLUSION**

On April 28, 2015, the Board of Zoning Appeals (the Board) convened to hear the request for a Conditional Use to operate a Bed and Breakfast facility. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

Sara-Louise Hoke and her husband John S. Hoke, Sr. own the property where the proposed bed and breakfast is located. The bed and breakfast would be at the Hoke family farm known as the “Solace” farm. The purpose of the bed and breakfast would be to provide short term overnight lodging for travelers, including local college alumni, parents of students of local colleges, business men and women, exhibitors of show animals, and others who require lodging. It is anticipated that the operation would serve breakfast only, which would feature locally grown “Country Fare.” The house would allow lodgers an opportunity to visually see the beauty of Carroll County in a quiet, peaceful setting. People would be able to see where the produce and meats in the grocery stores are produced.

The house to be used for the lodgers was built in 2010 and is compliant with the current building codes. The bed and breakfast would offer three large bedrooms with two full baths.

There is also a renovated 1840's cabin, which contains one full bedroom with a fireplace, a full bath and an attic loft.

An April 6, 2015 memorandum from Lynda Eisenberg, Chief, Bureau of Comprehensive Planning states that the subject property is surrounded by large lot, single-family residential and agricultural uses. The memo also stated that "the request does not interfere with the vision and goals for the area as expressed in Chapter 9." The staff finding is that the appeal is consistent with the 2014 Carroll County Master Plan and would not have an adverse effect on the current use of the property or its surrounding environs.

The property is under an agricultural conservation easement held by Carroll County. The easement allows home-based businesses that will not impact the agricultural use or conservation of the property. Operation of a bed and breakfast of this size and within the existing dwelling is consistent with the purposes of the easement.

The Board was convinced that authorization of the request with regard to a conditional use was consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses of the zoning ordinance, and would not unduly affect the residents of adjacent properties, the values of those properties, or public interests. Based on the findings of fact made by the Board above, the Board found that the proposed project would not generate adverse effects (i.e. noise, traffic, dust, water issues, lighting issues, property depreciation, etc.) greater here than elsewhere in the zone. The Board approved the conditional use requested by the applicant.

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Date

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Gary E. Dunkleberger, 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 158.133 (H)(3) 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.