

Tax Map/Block/Parcel
No. 74-03-774

Building Permit/Zoning
Certificate No. 00-3328

Case 4550

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

APPLICANT: Randi Place
2400 Constantine Drive
Eldersburg, Maryland 21784

REQUEST: A conditional use application for the establishment of a Bed and Breakfast Inn within the existing dwelling.

LOCATION: The site is located at 2400 Constantine Drive, Eldersburg, MD 21784 on property zoned "C" Conservation District in Election District 5.

BASIS: Article 5, Section 5.2(f); Zoning Ordinance 1E

HEARING HELD: January 4, 2001

FINDINGS AND CONCLUSION

On January 4, 2001, the Board of Zoning Appeals (the Board) convened to hear the application of Randi Place (the Applicant) for a conditional use for a Bed and Breakfast Inn in her existing home. The Applicant's home is a rambling rancher situated on 10 acres and with two barns and three fenced pastures for horses. The property is surrounded by trees and backs up the Liberty Watershed area offering horseback riding trails. Three bedrooms would be available for rent and no physical changes are proposed to the subject property. The Applicant would live at the residence and plans to have no employees. The Applicant plans to offer accommodations for overnight stays to persons travelling with horses. The Applicant feels this would be a unique and successful venture. The proposed name of the establishment would be Americana Country Bed and Breakfast.

The Board finds that the proposed use at this location will generate little or no adverse effects and have no impact on the surrounding properties. It will create no additional traffic to the area. The Board hereby approves the use as requested.

1/22/01
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman