

Tax Map/Block/Parcel  
No. 77-14-257

Building Permit/Zoning  
Certificate No. 97-1244

Case 4227

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Douglas E. Abrams  
7737 Morgan Road  
Woodbine, Maryland 21797

**ATTORNEY:** William R. MacDonald, Esquire  
43 North Court Street  
P.O. Box 1727  
Westminster, Maryland 21158

**REQUEST:** A conditional use request for a bed and breakfast  
and variances as required

**LOCATION:** 7737 Morgan Road on property zoned "A" Agricultural  
District in Election District 14

**BASIS:** Article 6, Sections 6.3(aa) and 6.7; Ordinance 1E  
(The Carroll County Zoning Ordinance)

On May 15, 1997, the Board of Zoning Appeals received the application filed by Douglas E. Abrams for a conditional use to operate a bed and breakfast at 7737 Morgan Road on property zoned "A" Agricultural District in Election District 14. The application was subsequently amended to include a variance to the minimum lot area from three acres to the existing .82 acres and a variance for the front yard requirement. Hearings on the application and variance requests were held on June 25 and August 26, 1997. The applicant was represented by William R. MacDonald, Esquire. The following are the Board's findings and conclusions.

The subject property, which comprises .82 acres was acquired by the applicant and his then wife, in September of 1989. Subsequently, pursuant to a divorce decree and separation agreement, he became the sole owner for all the property. The property is improved by a four-bedroom, 2½ story, wooden frame dwelling. The structure has an extensive wraparound porch on the front and left side. There is a finished attic which is fully accessible via a full staircase leading from the second floor landing. The applicant testified that he has made numerous improvements to the property since its acquisition.

The applicant wishes to establish a bed and breakfast known as the "Inn the Hollow". This would necessitate the construction of a first floor bathroom addition and the construction of two additional parking spaces. The Inn would be available to guests

who wish to stay between two and three days. The primary use of the structure will remain residential. None of the units would contain any cooking facilities. No more than four bedrooms would be rented at any one time. The only meal that would be served would be a continental breakfast to those guests who are actually staying in the Inn. No guest would be allowed to stay any more than the maximum number of days permitted by the ordinance. There would be no employees.

The applicant submitted numerous letters of recommendation from adjoining property owners which attest the minimum adverse effect the bed and breakfast would have on the adjoining properties. In addition, the applicant testified regarding a traffic study which he conducted establishing that the traffic patterns would not be adversely effected by the proposed use.

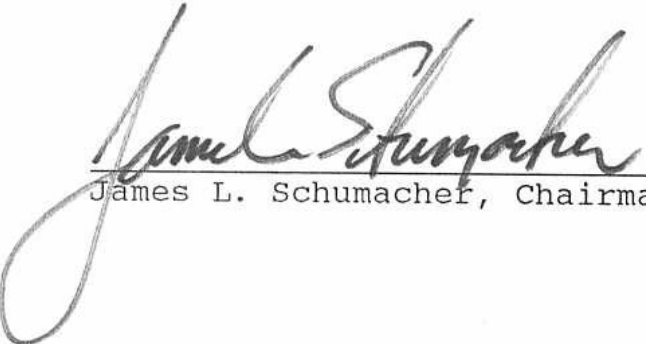
Accordingly, the Board finds the proposed use at the proposed location would have no greater adverse effect, above and beyond those inherently associated with such conditional use, irrespective of its location as in the zone.

Regarding the requested variances, the Board finds that the property is itself unique and unusual from surrounding properties and the uniqueness and peculiarity of the subject property causes the zoning lot area and front yard requirements to impact disproportionately upon the property. The Board therefore grants the requested variances.

September 23, 1997

Date

IM/bmh/c4227dec.bmh  
September 19, 1997

  
James L. Schumacher, Chairman