

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Biemann A. Martin
4560 Old Hanover Road
Westminster, Maryland 21157

REQUESTS: A conditional use for an arts and crafts shop, and a variance
reducing the minimum required front setback from 70 feet to the
existing setback.

LOCATION: 4560 Old Hanover Road in Election District 3.

BASES: Article 6, Sections 6.3(a) and 6.7; Article 4, Section 4.16;
Article 15, Section 15.5; Ordinance 1E.

HEARING HELD: September 29, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request, subject to the restriction noted below. The pertinent findings justifying the conditional authorization include the facts that the crafts offered for sale are produced solely by the applicants, and to a large extent, by special order. The articles are hand made, with the addition of some previously manufactured parts. Therefore, only a limited number of articles are produced and offered for sale. The vehicular traffic generated by the craft shop will be minimum. However, due to the verticle alignment of Old Hanover Road and the location of the driveway entrance to the property, generation of vehiclular traffic beyond the minimal increase associated with the applicants' craft shop would likely result in hazardous traffic conditions. Therefore, in order to promote the intent and purpose of the Zoning Ordinance the Board conditions the authorization as follows:

1. Due to the particular characteristics in establishing and operating the proposed arts and crafts shop, and the potential of hazardous vehicular conditions resulting from the generation of vehicular traffic beyond the minimal traffic that may be expected with the applicants' operation, the Board hereby restricts the authorization solely to the applicants and that the authorization shall become void when the applicants cease the business.

Oct. 5, 1988

Date

John Totura

John Totura, Chairman