

Case 3247

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Kevin D. Bennett
15402 Oak Orchard Road
New Windsor, Maryland 21776

REQUEST: A request for change from a nonconforming use to another, to wit: a custom workworking shop.

LOCATION: 1251 New Windsor Road (Md. Rt. 31) in Election District 11

BASES: Article 4, Section 4.3(b); Article 5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: September 28, 1989

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the establishment of the custom workworking shop as proposed, subject to the provision that the authorization is limited solely to the applicant and shall not inure to the benefit of heirs or assigns.

The pertinent findings justifying the conditional authorization include the facts that the property was developed and the existing building constructed prior to the adoption of Ordinance 1E in 1965. The property does not conform with the minimum lot area and lot width requirements for the "C" Conservation District; nor does the location of the building comply with the minimum side and rear yard requirements for the district. However, the building is valuable, and establishment of the custom woodworking shop will be beneficial to the property and to the community. In conjunction with establishment of the shop, the Board also authorizes the purposed business identification sign, which is similar to the letterhead of the business, and will have approximate dimensions of 4 feet by 12 feet, depending upon the compatibility of the sign with the existing building.

Oct. 6, 1989
Date

John Totura
John Totura, Chairman