

Tax Map/Block/Parcel
No. 23-24-669

Building Permit/Zoning
Certificate No. 90-3548

Case 3469

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Elouise Ann Herget
2707 Hanover Pike
Manchester, Maryland 21102

REQUEST: A conditional use for a professional office specializing in tax preparation and accounting within the dwelling, and a variance reducing the minimum required lot area of three acres to two acres

LOCATION: 2707 Hanover Pike
Manchester, Maryland 21102

BASES: Article 6A, Sections 6A.2(y) and 6A.5; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: November 27, 1990

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 request, subject to the condition of authorization imposed below.

The pertinent findings determining the Board's decision include the facts that the professional office will be established within the existing dwelling, essentially as a secondary use of the premises. The principal use of the property will continue to be residential. With the exception of a proposed business identification sign, the appearance of the premises will continue to be that of a dwelling. Due to the topography of the premises, and existing landscape screening, the parking facilities, which are located to the northerly side and rear of the dwelling, are not readily visible from adjoining properties, or Hanover Pike.

As proposed, the office will operate with typical business hours and up to four employees. However, not more than three employees are anticipated to be within the office at one time.

Attention is directed to the provisions of the zoning ordinance regulating on-site signs, parking, site plan requirements, and the requirements of the Carroll County Landscape Manual.

In order to promote the intent and purpose of the zoning ordinance, the Board hereby imposes the following condition of authorization.

1. In accordance with testimony presented by the applicant, not more than three employees shall be permitted on the premises of the professional office at one time.

Nov. 30, 1990
Date

JDN/bdc/C3469DEC
November 29, 1990

John Totura
John Totura, Chairman