

Tax Map/Block/Parcel
No. 39-13-442

Building Permit/Zoning
Certificate No. 92-0365

Case 3680

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Thomas L. Diffendal
2971 Birdview Road
Westminster, Maryland 21157

REQUEST: Expansion of a nonconforming use to allow
offices within an existing building

LOCATION: 212 Pennsylvania Avenue in Election District 7

BASIS: Article 4, Section 4.3(a)(1); Ordinance 1E (The
Carroll County Zoning Ordinance)

HEARING HELD: March 26, 1992

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 expansion of the nonconforming use as requested. The pertinent findings determining the Board's decision include the facts that the premises were established prior to the adoption of the zoning ordinance in 1965; the detached accessory garage has continued to be used without interruption for parking of contractor's vehicles and storage of equipment from prior to adoption of the zoning ordinance; a business office was maintained in the existing dwelling for many years; except for a small business identification sign, one foot by two feet, the residential appearance of the dwelling will be maintained; and, there is no indication that expansion of the nonconforming use as requested will unduly affect the residents or use of the adjacent properties, the values of those properties, or the public interests.

March 31, 1992
Date

John Totura
John Totura, Chairman

JDN/bmh/c3680dec
March 30, 1992