

Tax Map/Block/Parcel
No. 43-11-71

Building Permit/Zoning
Certificate No. 93-2656

Case 3866

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANTS: Beverly J. Kerkam and Stephen H. Kerkam
920 Winchester Drive
Westminster, Maryland 21157

REQUEST: A conditional use for a bed and breakfast inn, and variances reducing the minimum required front setback for a proposed sign and the minimum parking requirements

LOCATION: 421 McKinstry Mill Road in Election District 11

BASES: Article 6, Sections 6.3(aa) and 6.7; Article 5, Section 5.2(f); Article 14, Division I, Section 14.1(b); Article 14, Division II, Section 14.23(f); Article 15, Section 15.5.4(d); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: September 23, 1993

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 approved the conditional use and variance reducing the minimum required front setback for a bed and breakfast inn identification sign. As the proposed parking and maneuvering area for the inn complies with the requirements of the zoning ordinance, no variance is required. The pertinent findings determining the Board's decision include the facts that the existing dwelling is well suited for establishment of the inn; the applicants' plans for the establishment of the inn comply with the requirements of the zoning ordinance; the authorization for location of the inn's identification sign adjacent to McKinstry Mill Road will facilitate identification of the inn by patrons who are unfamiliar with the area, thus promoting vehicular traffic safety; and, there is no indication that establishment and operation of the inn, including erection of the identification sign, will unduly affect the residents of adjacent properties, the values of those properties, or the public interests.

10/6/95
Date


William Law, Chairman

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