

Tax Map/Block/Parcel
No. 29-14-56

Building Permit/Zoning
Certificate No. 94-3271

Case 3967

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

APPLICANT: William H. Thomas and Susan E. Thomas
3235 Old Taneytown Road
Westminster, Maryland 21158

ATTORNEY: Charles M. Preston, Esquire
P.O. Box 389
188 East Main Street
Westminster, Maryland 21158-0389

REQUEST: A conditional use for a cottage industry, to wit: a workshop for manufacture of specialty moldings, floorings and similar wood products for use primarily in residential restorations and reproductions; and, variances reducing the minimum required lot area from 3 acres to 1.4 acres and the rear yard from 50 feet to 36 feet

LOCATION: 3235 Old Taneytown Road (Md. Rt. 832) in Election District 2

BASES: Article 6, Sections 6.3(ff) and 6.7; Article 15, Section 15.5.4(d); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: October 25, 1994

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference within this decision. Based on the record and in accordance with the state Open Meetings Act, the Board authorized the conditional use and variances as requested. The pertinent findings determining the Board's decision include the facts that the workshop will be constructed to compliment Mr. and Mrs. Thomas' recently renovated home. However, the interior of the shop will be kept open, without partitions, to facilitate working in shop. An expert in real estate appraisal, appearing on behalf of Mr. and Mrs. Thomas, noted that the workshop, as proposed, will conserve property values and promote the orderly growth of the community, will not adversely impact either vehicular traffic or residents of nearby homes, and is an appropriate use of the land. In considering the variances, no land is available to enlarge the site and stormwater surface drainage prohibits location of the building in compliance with the minimum rear yard requirement. Accordingly, the variances are justified by the practical difficulty in the use of the property.

11-7-94

Date

JDN/bmh/c3967dec.bmh

Claude R. Rash
Claude R. Rash, Chairman