

Tax Map/Block/Parcel  
No. 33-13-158

Building Permit/Zoning  
Certificate No. 96-0409

Case 4089

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Razco, Inc.  
Mohammad Anwar, Vice President  
1908 Hanover Pike  
Hampstead, Maryland 21074

**REQUEST:** A conditional use for a "B-L" Local Business District use in the "I-R" Restricted Industrial District, to wit: an arts and crafts shop, including instruction classes as an accessory use

**LOCATION:** 1908 Hanover Pike (Md. Rt. 30) in Election District 8

**BASES:** Article 12, Section 12.2(b); Article 10, Sections 10.1(a) and 10.3; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** March 26, 1996

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 and in accordance with the state Open Meetings Act, the Board authorized the request, subject to the condition that operation of the shop is limited to 9:00 a.m. to 8:00 p.m., Wednesday through Sunday. The pertinent findings determining the Board's decision include the following facts.

The 0.234 acre lot was subdivided and developed with a one and one-half story dwelling and detached garage in the rear yard prior to adoption of the zoning ordinance in 1965. The Board authorized a conditional use to allow professional or business offices in the dwelling and converted garage as permitted in the "B-L" Local Business District and variances reducing the minimum required side yards and width of the parking aisle August 28, 1990, in Case 3417. The conditional use and variances remain in effect.

The property is not suitable for industrial purposes, but it is suitable for business or commercial uses, including the arts and crafts shop and instruction classes. No enlargement of either building is requested. The second story of the dwelling will continue to be used as a residential apartment.

From the record, the Board finds no evidence that the establishment of the arts and crafts shop, including the instruction classes, will adversely affect residents of adjoining properties, the values of those properties, or public interests.

4/18/96

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman