

**Tax Map/Block/Parcel
No. 49-4-64**

**Building Permit/Zoning
Certificate No. 99-3013**

Case 4445

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

APPLICANT: Dennis R. Mannarano
1207 McKinstry's Mill Road
Union Bridge, MD 21791

REQUEST: A conditional use for an antique and collectable shop in an existing structure

LOCATION: Located at 1207 McKinstry's Mill Road, Union Bridge, on property zoned "A" Agricultural District in Election District 11

BASIS: Basis: Article 6; Section 6.3(a) ; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: November 30, 1999

FINDINGS AND CONCLUSION

On November 30, 1999, the Board of Zoning Appeals (the Board) convened to hear the application of Dennis R. Mannarano (the Applicant) for a conditional use for an antique and collectable shop in an existing structure (barn) built in the late nineteenth century. The original parcel was purchased in 1995 and consisted of 5.89 acres. The Applicant has since purchased two adjoining parcels, totaling 12 acres and he is currently negotiating to purchase another 7 acres contiguous to the subject property.

The applicant has upgraded the barn by installing electricity and a telephone system and refinishing the interior surfaces. Only the interior of the barn would be used for storage and there are no plans to refinish any furniture on site. Most business is conducted on the Internet and the Applicant advertises in the Carroll County Times. No trucks are coming to the property as all packages are dropped off at the U.P.S. office. No real increase in traffic is expected other than a few cars on Saturday and Sunday. There has been no opposition expressed by any neighbors in the area.

A conditional use may be granted unless the proposed location would suffer unique problems above and beyond those normally associated with the particular use irrespective of where it is situated within the prescribed zone. In the instant case, the Board finds that an antique shop at the proposed location is an appropriate use. Traffic, noise and any other adverse effects from the proposed use would be negligible at this location. Accordingly, a conditional use for an antique and collectable shop at 1207 McKinstry's Mill, Union Bridge, is granted.

12/16/99
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman

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