

**Tax Map/Block/Parcel  
No. 46-15-100**

**Building Permit/Zoning  
Certificate No. 01-2977**

Case 4636

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

**APPLICANT:** Schaefer Mechanical Services, Inc.  
1100 Reisterstown Road #212  
Baltimore, Maryland 21208

**ATTORNEY:** N/A

**REQUEST:** An application to change an existing non-conforming use from a commercial printing business to a plumbing and heating contracting business.

**LOCATION:** The site is located at 620/622 Old Westminster Pike, Westminster, MD 21157, on property zoned "R-10,000" Residential District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-9(B)

**HEARING HELD:** October 30, 2001

**FINDINGS AND CONCLUSION**

On October 30, 2001, the Board of Zoning Appeals (the Board) convened to hear the request for a change of an existing non-conforming use from a commercial printing business to a plumbing and heating contracting business. Based upon the testimony and evidence presented, the Board makes the following Findings and Conclusions of law.

The subject property houses a printing company. The Applicant is proposing a plumbing and heating contracting business at this location. His business consists of employees performing "off site" work at residences and businesses. He owns six trucks which employees take home after work. Little or no sales to the general public will be made at the site. No significant alterations to the building are anticipated. No noise, dust or fumes will be generated from this use. Hours will be from 6:30 A.M. to 5:00 P.M. Monday through Friday, and half a day on Saturday.

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The Board may authorize a change in a non-conforming use to the same or more appropriate classification. The Board finds that the Applicant is proposing a less intensive use than the existing printing shop and that it is appropriate at this location. Accordingly, the request for a change in non-conforming use to a plumbing and heating contracting business is granted.

11-6-01

Date

Ronald F. Hoff

Ronald F. Hoff, Acting Chairman