

**Tax Map/Block/Parcel
No. 59-11-398 & 662**

**Building Permit/Zoning
Certificate No. 05-0115**

Case 5027

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

APPLICANT: Lee and Beverly A. Josephs
2723 Cedarhurst Road
Finksburg, MD 21048

ATTORNEY: Clark R. Shaffer

REQUEST: An expansion/enlargement and/or change of existing non-conforming use (existing single family residential use on the “front” of the property) and approval of any non-conforming dimensional or area status.

LOCATION: The site is located at 2723 Cedarhurst Road, Finksburg, on property zoned “I-R” Restricted Industrial District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-9

HEARING HELD: March 1, 2005

FINDINGS AND CONCLUSION

On March 1, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for an expansion/enlargement and/or change of existing non-conforming use (existing single family residential use on the “front” of the property) and approval of any non-conforming dimensional or area status. The Board made the following findings and conclusion:

The subject property is in a nonconforming residence in the “I-R” Restricted Industrial Zone. The Applicants have resided in the home for seven years. In the rear yard, a building was erected at some point, and has been used as a contractor’s office and “party house” over the years. It has also been used as a small dwelling, as it was equipped with a kitchen and bathroom at some point.

OFFICIAL DECISION

C5027

Page Two

The Board finds and confirms that the existing front residence is a valid nonconforming use and the existing nonconforming dimensional or area status is also confirmed. In addition, the Board finds that the use of the existing rear building on the parcel as a dwelling is an appropriate expansion of the nonconforming use that will not adversely affect the general public or adjoining properties. This approval is conditional on the rear house meeting all applicable County Codes prior to the rental of the unit.

3/24/05
Date

Jacob M. Yingling
Jacob M. Yingling, Chairman