

**Tax Map/Block/Parcel
No. 67-9-496**

**Building Permit/Zoning
Certificate No. 06-0334**

Case 5195

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

APPLICANT: Deborah Ann Sparrow
103 Taft Terrace
Sykesville, MD 21784

ATTORNEY: N/A

REQUEST: Conditional use for an antique, arts and crafts shop in an existing building.

LOCATION: The site is located at 935 West Liberty Road, Eldersburg, on property zoned "A" Agricultural District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Section 223-71 A (1) and 223-186 A (2)

HEARING HELD: March 28, 2006

FINDINGS AND CONCLUSION

On March 28, 2006, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for an antique, arts and crafts shop in an existing building. The Board made the following findings and conclusion:

The Applicant wishes to open a consignment shop to sell furniture, lamps, rugs and accessories. The proposed shop is to be located in an existing 2,500 square foot building at Metzler's nursery. The Applicant hopes to be open 6 days per week. The building is a desirable location and it is in "move-in" condition. If the business succeeds, she anticipates hiring up to 4 part-time employees. Deliveries of stock will be limited, as the shop sales will be made on consignment. There will be no alterations to the existing building.

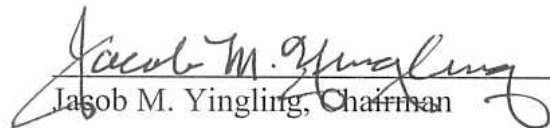
The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Therefore, the conditional use is granted. This approval is subject to the following conditions:

1. Hours/Days of operation are limited to: Monday, Tuesday, Wednesday, Friday and Saturday 10:00 A.M. to 5:00 P.M.; Thursday, 12:00 P.M. to 4 :00 P.M. and Sunday, 12:00 P.M. to 4:00 P.M.
2. In accordance with Carroll County Public Local Laws and Ordinances, Chapter 103-19, a site plan must be submitted.

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3. This conditional use is non-transferable.

4/19/06
Date


Jacob M. Yingling, Chairman