

Tax Map/Block/Parcel  
No. 37-14-317  
Case 5577

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

**APPLICANT:** Nathaniel Rill  
1915 Gablehammer Road  
Westminster, Maryland 21157

**ATTORNEY:** N/A

**REQUEST:** An application for a conditional use for a multi-family dwelling in the former Uniontown Elementary School (two additional one-bedroom apartments).

**LOCATION:** The site is located at 3455 Uniontown Road, Westminster, on property zoned "H" Heritage District in Election District 2.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-49 D.

**HEARING HELD:** January 25, 2011

**FINDINGS AND CONCLUSION**

On January 25, 2011, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a multi-family dwelling in the former Uniontown Elementary School (two additional one-bedroom apartments). Based on the testimony and evidence presented, the Board made the following findings and conclusion:

In 2007, the Applicant purchased the former Uniontown Elementary School property. The building dates back to 1931 and sits on 3.02 acres (+/-). The applicant has already converted two of the four classrooms into 600 square foot, one bedroom apartments. He has requested conditional use approval for two additional one bedroom apartments in the former school building.

Access to the building is obtained from Uniontown Road via a paved driveway. Tenant parking is available in the large parking lot for the former school. The rest of the school building (the former auditorium) will not be used as apartments. Due to the small size of the apartments, it is anticipated that no more than two cars per unit will travel to and from the property per day. The surrounding area is a mix of residential uses and home occupations. No exterior changes to the former school building are planned.

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The Board found the proposal to be an attractive and beneficial adaptive re-use of the empty school building. It will retain its current exterior and will complement the historic neighborhood of Uniontown. The parking lot and driveway (which formerly accommodated school buses and cars for teachers and other supporting personnel for the school) are more than adequate to handle the minimal traffic the additional apartments will generate. No noise, dust, fumes, gases or other adverse effects which could adversely affect property values will result from this use. Any adverse effect generated by the use will be no worse here than elsewhere in the zone. Accordingly, the conditional use was granted.

14 February 2011  
Date

  
Gary Dunkleberger, Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 223-192C of the County Code, this approval will become void unless a building permit conforming to the plans is obtained within 6 months from the date of this decision. For more information on the building permit process, please contact the Bureau of Permits and Inspections at (410) 386-2674.