

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANTS: Vicki Petry and Raymond Petry
3817 Old Taneytown Road
Taneytown, Maryland 21787

REQUESTS: A conditional use for an antique and craft shop within the existing dwelling to be operated solely by the residents, and a variance reducing the minimum required front yard of 70 feet measured from the center line of Old Taneytown Road (Md. Rt. 832) to about 32 feet.

LOCATION: 3817 Old Taneytown Road in Election District 2.

BASES: Article 6, Sections 6.3(a) and 6.7; Article 4, Section 4.16; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: November 30, 1987

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes the requests. The findings justifying the authorizations include the facts that the antique and crafts shop will be limited to one room of the existing dwelling; and will be operated solely by the residents; adequate on-site area is available to the rear of the dwelling for customer parking; and, there is no indication that the establishment of the antique and crafts shop as requested and conditioned below will unduly affect the adjoining properties or public interest. In order to promote the intent and purpose of the zoning ordinance, the Board hereby conditions the authorizations as follows:

1. In accordance with applicants' testimony the antique and craft shop shall be within one room of the dwelling, 8'6" x 14', as shown on the plan of the first floor of the dwelling filed with this application. Operation of the shop is limited solely to residents of the dwelling.
2. The existing identification sign for the antique and crafts shop is hereby authorized, subject to the provision that no additional signage is authorized.

Dec. 2 1987

Date

John Totura

John Totura, Chairman