

Case 2899

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANTS: Frank Regensburg and Patricia Regensburg
2639 Sunset Lane
Finksburg, Maryland 21048

REQUESTS: A conditional use for an arts and crafts shop, and variances reducing the minimum required lot area and lot width as presently existing.

LOCATION: 2639 Sunset Lane in Election District 4.

BASES: Article 5C, Sections 5C.2(e) and 5C.5; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: February 24, 1988

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, subject to the conditions noted below. The findings justifying the authorizations include the facts that the applicants have owned the property as it presently exists for a number of years; the arts and crafts shop will be conducted within an area approximately 10 feet by 18 feet within the dwelling and by appointment only; no business sign, which disturb the residential character of the neighborhood, is requested; and, although concerns were expressed by adjacent property owners regarding establishment and operation of the arts and crafts shop, the Board finds that the authorization of the shop as requested and conditioned below will not 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. Due to the particular circumstances in this case, a conditional authorization is limited solely to the applicants. The authorizations shall not inure to the benefit of heirs or assigns.
2. No business identification sign is authorized in conjunction with the establishment of the arts and crafts shop.

3. The arts and crafts shop shall be operated solely on appointment basis.
4. The shop shall be limited to the area identified on Applicants' Exhibit 1 as 10 feet by 18 feet.
5. No additional exterior lighting or displays in conjunction with the establishment of the arts and crafts shop are authorized.
6. Two parking spaces shall be established on the premises for use by customers of the arts and crafts shop.

March 15, 1988
Date

John Totura
John Totura, Chairman