

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Carolyn Colley Cherry
2424 Marston Road
New Windsor, Maryland 21776

REQUESTS: A conditional use for antiques and crafts shop; and, variances to the applicable setback and yard requirements.

LOCATION: 2424 Marston Road (Md. Rt. 407) in Election District 11.

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

HEARING HELD: June 28, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the requests, subject to the conditions noted below. The pertinent findings justifying the authorizations include the following facts that the proposed shop, office, and store room will be established within an accessory building constructed prior to the adoption of Zoning Ordinance 1E; a privacy fence will be constructed adjacent to the easterly side property line extending between the shop and a barn and out house located to the rear of the shop; three parking spaces will be established on the property using an existing driveway for access; and, establishment and operation 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 imposes the following conditions of authorization:

1. Due to the lack of space between the front entrance of the proposed shop and the travelled portion of Marston Road, access to the shop shall be restricted to the rear entrance of the building. A sign appropriately located between the parking spaces and shop, shall be erected directing visitors and customers to the rear entrance of the shop.

2. For purposes of vehicular traffic safety, no exterior display of antiques or crafts shall be permitted in conjunction with operation of the shop. In addition, the front doorway adjacent to Marston Road shall normally be closed to minimize distraction of vehicular operator's passing the shop.
3. Business identification signs may be established in accordance with the provisions of the zoning ordinance.
4. Three parking spaces shall be established on the property, using the existing driveway for vehicular access. In order to facilitate establishment of the parking spaces, the spaces need only to be established in the general area shown on the plot plan submitted with the application.
5. Due to the particular circumstances of this application and property, this authorization is limited solely to the applicants.

July 13, 1988
Date

John Totura
John Totura, Chairman