

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY MARYLAND

APPLICANTS: O. Anthony Cimino and JoAnn Cimino  
2206 Liberty Road  
Sykesville, Maryland 21784

ATTORNEY: Raymond E. Beck, Esq.  
189 East Main Street  
Westminster, Maryland 21157

REQUEST: An enlargement of an existing beauty and barber shop, classified as a nonconforming use.

LOCATION: 1115 Liberty Road (Md. Rt. 26) in Election District 5.

BASIS: Article 4, Section 4.3(a)1; Zoning Ordinance 1E.

HEARING HELD: June 28, 1988; Reopened: July 28, 1988

FINDINGS

The applications, testimony and evidence comprising the record of this case are hereby included by reference in this decision. The pertinent findings include the following facts:

The lot is located at the southwest corner of Liberty Road and Margin Avenue intersection. Margin Avenue is classified as a private road which is open to the public. The beauty and barber shop were established within the building when the property was zoned "B-G" General Business District. In December of 1977 the property was rezoned to "R-10,000" Residence District by adoption of the Comprehensive "Mini" Plan for the Freedom Area and Environs. A residential apartment is located in the basement of the building.

The applicants now propose an addition to the existing building, including a new barber shop area on the first floor, and two offices and bathroom on the second floor as shown on plans identified as Applicants' Exhibit 2. The offices are for use in conjunction with the barber and beauty shop. The on-premises parking areas and stalls will be repainted to guide customers in orderly parking. The property is affected by State Highway Administration plans for improvement of Maryland Route 26. The plans may reduce the number of parking spaces available in front of the building. In con-

structuring the addition, efforts will be made to minimize effects of a previously existing storm water runoff problem affecting the adjoining property to the west. Improvements to Maryland Route 26 may also lessen the storm water drainage problem. Revised plot plans, drawn to scale, showing the individual parking spaces; 9 feet by 20 feet, and required on-site maneuvering area will be submitted to the Zoning Administrator for approval, and to the Board for incorporation within the file of this case.

Experts in the fields of real estate appraisal, vehicular traffic, and civil engineering presented testimony and evidence substantiating that the proposed enlargement will have little or no adverse affects upon the adjoining properties or to the public interest.

CONCLUSION

Based on the record of this case, and upon considering the factors specified in Article 17, Section 17.7 of the Zoning Ordinance, the Board is now convinced that the proposed enlargement will not unduly affect the adjoining properties or public interest, and hereby authorizes the request. The applicants' attention is directed to submission of the revised plot plans to the Zoning Administrator and this Board as noted above.

Aug 11, 1988  
Date

John Totura  
John Totura, Chairman