

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Elaine Esworthy
327 Old New Windsor Road
New Windsor, Maryland 21776

REQUEST: A conditional use for a crafts shop, including instructional classes in the basement of the dwelling.

LOCATION: 327 Old New Windsor Road in Election District 7; Blue Ridge View addition to Westminster subdivision, lot 26 recorded in Carroll County Plat Records in Book 3, page 109 and the adjoining lot to the west.

BASES: Article 8, Sections 8.2(a) and 8.5; Article 7, Section 7.2(a) and 7.5; Ordinance 1E.

HEARING HELD: September 27, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby denies the request. The pertinent findings dictating the denial include the facts that instructional classes would be emphasized in conducting the craft shop, which would require a least six parking spaces to be established in accordance with the minimum provisions of the zoning ordinance. Due to the topography of the premises, it is evident that it would be difficult to comply with the minimum provisions. In addition, vehicular access to and from the property is maintained by a circular driveway in order to minimize dangerous turning maneuvers either entering or leaving the premises, to and from Old New Windsor Road. Accordingly, the Board finds that the proposed conditional use cannot be considered to be an appropriate use of the premises, and the request is hereby denied.

Sept 29, 1988
Date

John Totura
John Totura, Chairman