

Case 3043

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: George Mezardash  
4319-A Ridge Road  
Mt. Airy, Maryland 21771

REQUEST: A request to allow enlargement of a grocery store, classified  
as a nonconforming use.

LOCATION: 3405 Ridge Road (Md. Rt. 27) in Election District 9.

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

HEARING HELD: December 9, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that the grocery store was established on the premises prior to the adoption of the Carroll County Zoning Ordinance in 1965. In 1977, the Board authorized enclosure of the front porch. The purpose of this request is to improve access and enlarge cold storage facilities. The existing cold storage locker, located adjacent to the architectural rear of the building, will be removed and an addition will be constructed to provide direct access from the store level to the new cold storage area. Due to the topography of the property, the addition will be two stories when viewed from the architectural rear of the building. No increase of the sales area of the store is proposed.

Dec. 19, 1988  
Date

John Totura  
John Totura, Chairman