

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: Frank J. Deutsch  
7070 Shadyside Drive  
Mt. Airy, Maryland 21771

REQUESTS: A conditional use for an accountant's office within the dwelling,  
and variances to the minimum required lot area and lot width.

LOCATION: 7070 Shadyside Drive in Election District 13; Springwood subdivision,  
Section II, Plat C, lot 25 recorded in Carroll County Plat Records in  
Book 28, page 95.

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

HEARING HELD: December 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 of authorization imposed below. The pertinent findings justifying the authorizations include the facts that the applicant, Mr. Deutsch maintains a business office elsewhere, and that the proposed office within his home will compliment the existing office by providing a more convenient location for clients in the Mount Airy area. To preserve the residential characteristics of the premises and minimize vehicular traffic, the business will be conducted by appointment only, primarily in the evening. No business identification sign is proposed. During tax seasons, approximately four appointments may be scheduled during a week. Parking facilities are available on the premises. The establishment of the accountant's office as proposed and conditioned below will not adversely affect either the residents of adjoining properties or their property values. Accordingly, relaxation of the minimum required lot area and lot width to allow the establishment of the accountant's office is appropriate.

In order to promote the intent and purpose of the zoning ordinance, the Board imposes the following conditions of authorization:

1. No business identification sign is authorized in conjunction with the establishment of the accountant's office; and, no employees are authorized for the office.
2. Due to the particular circumstances in this case the authorizations are limited solely to the applicant and shall not inure to assigns or heirs.

Jan. 11, 1989  
DATE

John Totura  
John Totura, Chairman