

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Target, Inc.
430 South Bishop Street
Westminster, Maryland 21157

ATTORNEY: David E. Kartalia
Hall and Kartalia
2 North Court Street
Westminster, Maryland 21157

REQUEST: Amend the conditional use for the country inn approved in Case 2446 to allow temporary, transitional use of the inkeeper's residence as an office, or a declaratory ruling that such use could be accessory to the operation of the country inn

LOCATION: 420 South Bishop Street in Election District 7

BASES: Article 17, Section 17.2; Ordinance 1E

HEARING HELD: February 28, 1989

FINDINGS AND ORDER

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Having considered the record, the Board will rule that operation of an office on the premises of the Winchester Country Inn by the Applicant, Target, Inc. constitutes a permitted accessory use. Accordingly, the request to amended the conditional use authorizing the country inn in Case 2446 is moot.

The pertinent findings included the facts that the property is owned by the County Commissioners of Carroll County and is leased to the Applicant, Target, Inc. (hereinafter "Target"), a small nonprofit organization dedicated to training and education of the developmentally disabled. Target is responsible for preserving and restoring the historic home now know as Winchester Country Inn. The home was constructed in the 1760s by Mr. William Winchester, founder of what has become the City of Westminster. After authorization in 1986 of the country inn by the Board of Zoning Appeals in Case 2446, Target completely restored the home and established the inn.

In leasing the premises Target's objectives were, first, to preserve and restore the historic home and, second, to establish the inn as an educational and training facility for their developmentally disabled clients. Although the location of the home, its historical significance, and exceptional restoration and refurbishing are all of substantial value, operation of the inn is dependent on the educational and training program of Target. The daily on-premises operation of the inn is provided through the program by Target's clients. The program requires daily direct contact of Target's staff with their clients in providing the services necessary to operate the inn. In this particular situation, the program is unique and an integral part of the operation of the country inn.

Accordingly, the Board finds, and hereby orders that Target's office is a permitted accessory use to the country inn authorized as a conditional use in Case 2446.

March 14 1989

Date

John Totura
John Totura, Chairman