

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Bonnie E. Hood
1130 Old Westminster Road
Westminster, Maryland 21157

REQUEST: Conditional use for a craft shop, and variances as
may be required.

LOCATION: 1130 Old Westminster Road in Election District 7.

BASES: Article 5C, Sections 5C.2(e) and 5C.5; Article
15, Section 15.5; Ordinance 1E.

HEARING HELD: April 25, 1989.

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the conditional use request for the craft shop and variance reducing the minimum required front setback, subject to the conditions noted below. The pertinent findings justifying the authorizations include the following facts:

The two acre property is zoned "R-40,000" Residence District as shown on Zoning Map 51B. The lot is improved with a dwelling, detached garage and shed. The improvements were evidently established prior to the property being rezoned to "R-40,000" Residence District. The craft shop, 12 feet by 24 feet, is proposed to be located adjacent to the northeasterly side of the existing shed. The location is near the driveway and parking area, which may be used by customers. Although concerns were expressed regarding the request, the Board finds no probative evidence that establishment of the craft shop as requested and conditioned below will unduly affect the adjoining properties or public interest.

In order to promote the intent and purpose of the Zoning Ordinance, the Board hereby conditions the authorizations as follows:

1. The proposed craft shop shall not be located closer to Old Westminster Road than the existing shed.
2. The hand crafted items offered for sale shall be limited to those produced by the applicants.

3. No employees are authorized in conjunction with the operation of the craft shop.
4. One double-faced business identification sign, not larger than four square feet per side, may be erected adjacent to the driveway connection to Old Westminster Road in conjunction with establishment of the craft shop. The sign shall not be closer than ten feet to Old Westminster Road.
5. Due to the particular circumstances in this case, the authorizations are limited solely to the applicants, and shall not inure to the benefit of heirs or assigns. This condition does not preclude reapplication in the future by heirs or assigns for operation of the craft shop, subject to the provisions of the Zoning Ordinance.

May 23, 1989
Date

John Totura
John Totura, Chairman