

Tax Map/Block/Parcel  
No. 41-1-506

Building Permit/Zoning  
Certificate No. 90-1669

Case 3391

**OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND**

**APPLICANT:** John G. Walk  
3754 Shiloh Road  
Hampstead, Maryland 21074

**REQUEST:** A request to relocate the antique shop approved in Case 581 to another accessory building and use existing parking spaces established for the beauty shop approved in Case 459 for the antique shop

**LOCATION:** 3754 Shiloh Road in Election District 8

**BASIS:** Article 17, Section 17.2; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** June 25, 1990

**FINDINGS AND CONCLUSION**

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes relocation of the antique shop and the use of existing parking established for the beauty shop approved in Case 459 for the antique shop.

For purposes of clarification, reproductions of antique furniture do not qualify as antique furniture.

If the sale of articles produced as arts and crafts is desired, then an application must be filed for a public hearing by this Board following proper public notice for an arts and crafts shop as a conditional use. The application in this case did not request such consideration, and the issue is not properly before this Board.

The request for two signs, two feet by ten feet, to be erected on the building is authorized in conjunction with the relocation of the antique shop. The provisions of Article 14, Division II, Section 14.23 of Ordinance 1E govern the signs.

The pertinent findings justifying the authorization include the facts that the beauty shop is no longer in operation, and there is no indication that relocation of the antique shop originally approved in Case 581 will unduly affect the adjoining properties or public interest.

The condition of authorization imposed in Case 581 remains in effect and requires:

No materials, displays, or merchandise shall be maintained outside of the antique shop.

In approving the relocation, the Board directs attention to the fact that the property is presently zoned "R-10,000" Residence District, and as such, businesses are not permitted except as specified within the land use provisions for the particular zoning district. The sale of articles that are not antiques is in conflict with the provisions of the Ordinance and the decision of this Board.

The applicant is directed to prepare and submit floor plans and a revised plot plan to the Zoning Enforcement Division for determination of the minimum parking space requirements for the relocated antique shop. The parking facilities, including identification of the individual parking spaces, but excluding the driveway, are subject to the governing provisions of the Zoning Ordinance.

The lawn ornament, Bob's Big Boy, is not considered to be in violation of the original condition of authorization in Case 581.

June 28, 1990  
Date

John Totura  
John Totura, Chairman

JDN/bmh/C3391dec  
June 27, 1990