

Tax Map/Block/Parcel  
No. 33-13-158

Building Permit/Zoning  
Certificate No. 90-2557

Case 3417

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Razco, Inc.; Mohammad Anwar, Vice President  
1908 Hanover Pike, P. O. Box 657  
Hampstead, Maryland 21074

**REQUESTS:** Conditional use to allow professional or  
business offices as first permitted in the "B-L"  
Local Business District in the "I-R" Restricted  
Industrial District; and, variances reducing  
minimum required side yards, and the width of  
the parking aisle on the premises

**LOCATION:** 1908 Hanover Pike (Md. Rt. 30) in Election  
District 8.

**BASES:** Article 12, Section 12.2(b); Article 10, Section  
10.1(d); Article 14, Division I, Section  
14.1(b)2; Article 15, Section 15.5; Ordinance  
1E. (The Carroll County Zoning Ordinance)

**HEARING HELD:** August 22, 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 the conditional use and the variances as requested. The pertinent findings determining the Board's authorization include the facts that the property was subdivided and developed prior to the adoption of the zoning ordinance in 1965. Since adoption of a comprehensive rezoning map amendment, its use has been nonconforming. While substantial improvements have been made to the property, it is not suitable for uses first permitted in the "I-R" Restricted Industrial District. It is suitable for business and professional offices, subject to the condition imposed below. However, such uses are limited by the parking facilities and on-site sewerage disposal system. Accordingly, occupancy shall be limited to not more than four persons in each building.

Attention is directed to the requirements of Article 4, Section 4.23 and Article 10, Section 10.4(d) or Ordinance 1E.

Aug 28, 1990  
Date

John Totura  
John Totura, Chairman

JDN/bmh/C3417DEC  
August 27, 1990