

Tax Map/Block/Parcel
No. 15-15-464

Building Permit/Zoning
Certificate No. 92-0630

Case 3703

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

APPLICANT: Dawn Peltzer
4364 Simperts Drive
Millers, Maryland 21107

REQUESTS: A conditional use for a beauty shop within the existing dwelling, to be operated solely by a resident, and a variance reducing the minimum required width of the access driveway from 20 feet to 12 feet

LOCATION: 4364 Simperts Drive in Election District 6; Timber Branch I subdivision, lot 2 recorded in Carroll County Plat Records in book 31, page 75

BASES: Article 6, Sections 6.4(b) and 6.7; Article 14, Division I, Section 14.1(b)3; Article 15, Section 15.5; Ordinance 1E. (The Carroll County Zoning Ordinance)

HEARING HELD: May 1, 1992

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 approves the conditional use and variance, subject to the conditions of authorization noted below. The pertinent findings determining the Board's decision include the facts that the principal use of the property will continue to be the applicant's residence; services provided within the beauty shop will be solely by the resident; and, there is no indication that establishment and operation of the beauty shop, as proposed, will unduly affect the adjoining properties or public interests.

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

1. The applicant is directed to prepare a revised plot plan depicting the minimum requirements for three on-site parking spaces to serve patrons of the beauty shop, as well as the required on-site maneuvering space for those spaces, and submit the revised plot plan to the Chief

of Zoning Enforcement. Space for parking two additional vehicles must also be designated to comply with the requirement of Article 14, Division I, Section 14.1(24A) (Amended 8/18/91) of the zoning ordinance. The two parking spaces for the dwelling are not subject to the design standards now governing the parking spaces required for the beauty shop as expressed in Section 14.1(b) of the zoning ordinance.

2. One business identification sign, not larger than two square feet per side, may be erected in conjunction with establishment of the beauty shop. This condition shall not preclude establishment of any sign required in accordance with the regulations of the Department of Licensing and Regulations of the Board of Cosmetologists of the State of Maryland.

May 7, 1992
Date

JDN/bdc/C3703DEC
May 6, 1992

John Totura
John Totura, Chairman