

Tax Map/Block/Parcel  
No. 47-22-206

Building Permit/Zoning  
Certificate No. 92-0847

Case 3709

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

**APPLICANT:** Carolyn E. Knight  
734 Ridge Road  
Finksburg, Maryland 21048

**REQUEST:** A conditional use for a beauty shop within the  
existing dwelling

**LOCATION:** 734 Ridge Road in Election District 4

**BASIS:** Article 6, Sections 6.4(b) and 6.7; Ordinance 1E  
(The Carroll County Zoning Ordinance)

**HEARING HELD:** April 30, 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 request, subject to the conditions of authorization imposed below. The pertinent findings determining the Board's decision include the facts that the principal use of the property will continue to be the residence of the applicant; in accordance with the provisions of Article 6, Section 6.4(b) and 6.7, operation of the beauty shop as an accessory use to the dwelling is restricted to the resident of the dwelling; although vehicular access to the property utilizes part of a right-of-way to properties located to the rear of the premises, there is no indication that use of that access would result in an unsafe traffic condition; and, there is no indication that establishment and operation of the beauty shop as an accessory use within the dwelling will unduly affect the residents of adjacent properties, the values of those properties, or the 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(a) (Amended 11/27/73) of the zoning ordinance. As specified by the provisions of Section 14.1(j)4 of the zoning ordinance, which were in effect when the dwelling was constructed, 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. The applicant is directed to cause the construction of a suitable walkway from the parking area for the beauty shop to the entrance of the beauty shop to ensure pedestrian safety between the parking area and entrance.
3. 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 6, 1992  
Date

John Totura  
John Totura, Chairman

JDN/bmh/c3709dec  
May 4, 1992