

Tax Map/Block/Parcel  
No. 47-6-372

Building Permit/Zoning  
Certificate No. 92-1280

Case 3728

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

**APPLICANT:** Tamara Zentz  
100 Fig Leaf Drive  
Hampstead, Maryland 21074

**ATTORNEY:** Charles O. Fisher, Jr., Esquire  
179 E. Main Street  
Westminster, Maryland 21157

**REQUEST:** A conditional use for a beauty parlor/barber shop within the existing dwelling, and a variance reducing the minimum required width of the access driveway of 20 feet

**LOCATION:** 100 Fig Leaf Drive in Election District 8; Adam's Choice subdivision, Section 3, plat A, lot 31 as recorded in Carroll County Plat Records in book 30, page 159

**BASES:** Article 6, Sections 6.3(c) and 6.4(b); Article 14, Division I, Section 14.1(b)3; Article 15, Section 15.5; Ordinance 1E. (The Carroll County Zoning Ordinance)

**HEARING HELD:** May 28, 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 imposed below. The pertinent findings determining the Board's decision include the facts that the dwelling will continue to be the principal use of the property; the shop will be operated solely by the applicant as a resident of the dwelling, and only on an appointment basis; and, there is no evidence that operation of the shop as requested, and as conditionally authorized will unduly affect the residents of adjacent properties or the values of those properties.

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

1. This authorization is based on the provisions of Article 6, Section 6.4(b) of Ordinance 1E. Section 6.4(b) does not require a commercial site development plan, and the Board will not require such a plan as a condition of authorization in this case.
2. In order for vehicles using the use-in-common driveway to pass, a paved pull-off area shall be constructed abutting the driveway on the southeasterly side near the midpoint of the driveway as measured between its connection to Eve's Way and the front of the applicant's lot. The pull-off area shall be at least 8 feet in width by 20 feet in length with appropriate transitional areas of least 10 feet in length tapering from the edge of the driveway to the outer edge of the pull-off to provide maneuvering space for entering and exiting the pull-off area.
3. In accordance with the applicant's testimony, no business identification sign is authorized in conjunction with operation of the shop. However, this condition shall not preclude compliance with the requirements of the Department of Licensing and Regulations of the Board of Cosmetologists of the State of Maryland.

June 4, 1992  
Date

John Totura  
John Totura, Chairman

JDN/bdc/C3728DEC  
June 3, 1992