

Tax Map/Block/Parcel
No. 46-1-841

Building Permit/Zoning
Certificate No. 92-2986

Case 3804

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

APPLICANT: Patty Neivert
1650 Baust Church Road
Union Bridge, Maryland 21791

ATTORNEY: Clark R. Shaffer, Esquire
6 North Court Street
Westminster, Maryland 21157

REQUEST: A conditional use to allow a "B-G" General Business District Use in an "I-R" Restricted Industrial District; to wit: a school of dance within a portion of the building, and confirmation of the previously approved parking variance and/or nonconforming status of the parking facilities (Board of Zoning Appeals Case 2731); and if necessary, a variance to the minimum requirements for parking facilities

LOCATION: 100 Railroad Avenue (Md. Rt. 27) in Election District 7

BASES: Article 12, Section 12.2(b); Article 11, Sections 11.1(a), 11.5, and 11.6; Article 4, Section 4.26; and Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: October 26, 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 approved the conditional use and confirmed the previously approved parking variance and nonconforming status of the parking facilities considered and authorized in Board of Zoning Appeals Case 2732. The pertinent findings determining the Board's decision include the facts that the existing industrial buildings are in transition to less intensive industrial and commercial uses, the school is compatible with other uses of the building, and is in accord with the provisions of the zoning ordinance.

Date

11/2/92


William Law, Chairman