

Tax Map/Block/Parcel
No. 73-5-620

Building Permit/Zoning
Certificate No. 93-1079

Case 3843

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Mr. and Mrs. Jeffrey N. Zumbrun
3154 Church Street
Manchester, Maryland 21102

ATTORNEY: Charles D. Hollman, Esquire
189 East Main Street
Westminster, Maryland 21157

REQUEST: A conditional use to allow a "B-L" Local Business District use in the "I-R" Restricted Industrial District, to wit: a funeral establishment and a caretaker's attached residence

LOCATION: West side of Sykesville Road (Md. Rt. 32) about 700 feet north of Bartholow Road intersection

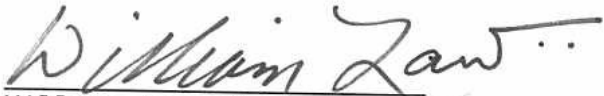
BASES: Article 12, Section 12.2(b); Article 11, Section 11.1(c); Article 10, Sections 10.1(c) and 10.7; Article 4, Section 4.26; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: May 26, 1993

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, subject to the condition that occupancy of the caretaker's attached residence is restricted to the owner or an employee of the funeral establishment. The pertinent findings determining the Board's decision include the facts that in 1987 the Board authorized an office building on proposed lot 1 of the preliminary subdivision after finding no evidence of interest in industrial development of the property; the particular site is not well suited for industrial development; and, establishment of the office building would not affect the orderly growth of the area, the adjoining properties, or public interests. Although the office building has not been constructed and the preliminary subdivision plan has not been recorded, industrial development of the property remains questionable. In addition, the Board is convinced that the funeral establishment and caretaker's attached residence comply with the purpose and intent of the provisions of the zoning ordinance and will not unduly affect the adjacent properties or public interests. With respect to the concern of the Engineering Access Permits Division of the State Highway Administration pertaining to the connection to Sykesville Road (Md. Rt. 32), determination of the entrance design is subject to review and approval during the site development plan process required for the funeral establishment.

6/9/93
Date


William Law, Chairman