

Tax Map/Block/Parcel  
No. 53-13-297

Building Permit/Zoning  
Certificate No. 93-1949

Case 3852

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANTS:** Philip H. Konits and Cindy S. Konits  
2310 Hanway Road  
Baltimore, Maryland 21209

**ATTORNEY:** David L. Johnson, Esquire  
196 Pennsylvania Avenue  
Westminster, Maryland 21157

**REQUEST:** A conditional use for a medical or dental clinic in the existing building, or in the alternative, change of the existing nonconforming use to a medical or dental clinic; and, a variance reducing the minimum required width of 20 feet for the driveway

**LOCATION:** 2059 Baltimore Boulevard (Md. Rt. 140) in Election District 4

**BASES:** Article 8, Sections 8.2(a) and 8.5; Article 7, Sections 7.2(c) and 7.5; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** July 28, 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 request. The alternative request is moot, and the variance reducing the minimum required width for the driveway was withdrawn. The pertinent findings determining the Board's decision include the following:

The 1.25 acre lot is zoned "R-10,000" Residence District and is improved with a dwelling used for business and office purposes from prior to the adoption of Ordinance 1E. Minor alterations, including compliance with the Americans With Disabilities Act, and improvements for vehicular access to and from the parking lot and Baltimore Boulevard, as required by the Engineering Access Permits Division of the State Highway Administration, are planned for the clinic. In addition, the site development plan is subject to approval by the Carroll County Planning and Zoning Commission. As proposed, the clinic will not adversely affect residents of the adjacent properties, the values of those properties, or the public interests. Accordingly, the request meets the standards governing conditional uses expressed in the zoning ordinance and Schultz v. Pritts, 291 Md. 1, 22 (1981).

8/19/93  
Date  
JDN/bmh/c3852dec.bmh

  
William Law, Chairman