

Tax Map/Block/Parcel  
No. 46-14-997

Building Permit/Zoning  
Certificate No. 93-2108

Case 3855

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

**APPLICANTS:** Robert A. Weaver and Tonia L. Weaver  
505 Old Westminster Pike  
Westminster, Maryland 21157

**REQUEST:** A conditional use to allow a "B-G" General Business District use in the "I-R" Restricted Industrial District, to wit: retail sales using about 1,000 square feet within the existing building

**LOCATION:** 505 Old Westminster Pike in Election District 7

**BASES:** Article 12, Section 12.2(b); Article 11, Sections 11.1 and 11.6; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** August 25, 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. The pertinent findings determining the Board's decision include the facts that use of the property first came before the Board of Zoning Appeals in 1984 in Case 2100. At that time it was noted that the remaining three corners of the confronting properties at the intersection of Old Westminster Pike and Md. Rt. 97 are zoned "B-G" General Business District. The gist of the decision in that case was that the property was not suitable for use for industrial purposes and the applicants had satisfied the standard for consideration of conditional uses, as expressed in the case of Schultz v. Pritts, 291 Md. 1, (1981). Since that case, the Board has considered several other requests pertaining to use of the premises, including the boarding kennel and grooming service. As now proposed, the boarding kennel will be discontinued and approximately 1,000 square feet of the building will be used for retail sales. The grooming service will continue to be conducted in the remaining portion of the building. From the record, there is no evidence to indicate that conversion of the boarding kennel to retail sales will unduly affect the use or values of adjacent properties, or the public interests. Accordingly, the Board finds that the request complies with the provisions of the zoning ordinance.

Date

9/15/93

William Law  
William Law, Chairman

JDN/bmh/c3855dec