

Tax Map/Block/Parcel
No. 68-7-408

Building Permit/Zoning
Certificate No. 93-4097

Case 3896

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Gail Holliday
803 Oella Avenue
Ellicott City, Maryland 21043

ATTORNEY: Charles M. Preston, Esquire
Stoner, Preston and Boswell, Chartered
188 East Main Street
Westminster, Maryland 21158-0389

REQUEST: A conditional use for a cottage industry, to wit:
manufacturing and assembly of graphic design, plaques,
signage, drawings, posters and the like; and, variances
pertaining to the lot area, width and yard requirements for
the detached accessory building

LOCATION: 5122 South Klee Mill Road in Election District 14

BASES: Article 6, Sections 6.3(ff) and 6.7; Article 15, Section
15.5.4(d); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: January 26, 1994

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 variances to allow use of the property and detached accessory building as presently existing. The pertinent findings determining the Board's decision include the facts that the proposed cottage industry is a graphic arts studio operated by Ms. Holliday with one employee. The studio will comply with the definition of a cottage industry expressed in Article 20 and the provisions of Sections 6.3(ff) of the zoning ordinance. The residence will continue to be the principal use of the property and operation of the studio within the detached accessory building will not adversely affect neighbors living or working nearby, values of adjacent properties, or public interests. Accordingly, the Board is convinced that authorization of the graphic arts studio as a conditional use and the necessary variances are justified, and are consistent with the intent and purpose of the provisions of the zoning ordinance.

2-17-94
Date
JDN/bmh/c3896dec.bmh


Claude R. Rash, Chairman