

Tax Map/Block/Parcel
No. 39-20-602

Building Permit/Zoning
Certificate No. 94-0603

Case 3911

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

APPLICANT: Henry Dodrer
1415 Joleen Lane
Westminster, Maryland 21157

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

REQUEST: A conditional use to allow businesses first permitted in the business districts within the "I-G" General Industrial District, to wit: antique, art and craft shops in the existing building, and a variance to the parking requirements pertaining thereto

LOCATION: 433 Hahn Road in Election District 7

BASES: Article 13, Section 13.2(c), Article 12, Section 12.2(b); Article 11, Sections 11.1(a) and 11.6; Article 14, Division I, Section 14.1(a) and (b); Article 15, Section 15.5.4(d); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: April 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 authorized the conditional use, and variance if necessary, provided customers be requested to park on the premises--not elsewhere to the detriment of adjacent businesses. The pertinent findings determining the Board's decision include the facts that the business will be conducted similar to a furniture store with booths for display, principally, of antique furniture, antiques, collectibles and possibly some crafts; sales will be by employees; although the existing parking facilities may not comply with the provisions of the zoning ordinance, including a site development plan, the facilities appear to be adequate for this use; and, there is little likelihood that the business will unduly affect adjacent businesses, preclude future use of the building for "I-G" General Industrial District uses, or public interests.

5-19-94
Date

Claude R. Rash
Claude R. Rash, Chairman