

Tax Map/Block/Parcel
No. 31-13-228

Building Permit/Zoning
Certificate No. 94-1222

Case 3927

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

APPLICANTS: Thomas Bader and John Allen Lescalleet
304 Greengate Court
Westminster, Maryland 21157

REQUEST: A conditional use for arts and crafts shops in conjunction
with the antique shops previously authorized in Cases 1125 and
3825

LOCATION: 1835 Littlestown Pike (Md. Rt. 97) in Election District 7

BASES: Article 6, Sections 6.3(a) and 6.7; Ordinance 1E (The Carroll
County Zoning Ordinance)

HEARING HELD: May 25, 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 request. The pertinent findings determining the Board's decision include the facts that the two existing buildings were authorized for use as antique shops in Cases 1125 and 3825. Therefore, the addition of arts and crafts is merely an intensification of the use of the property. In conjunction with the addition of the arts and crafts shops, the parking area will be enlarged to provide more parking spaces. A revised plot plan depicting the additional parking spaces must be submitted to the zoning administrator for approval, and the Board of Zoning Appeals for filing with this case. Conditions of authorization imposed in Cases 1125 and 3825 that are not superseded by this decision remain in effect. In considering the various factors expressed in Article 17, Section 17.7 of Ordinance 1E governing conditional uses, the Board finds that the conditional use is in accord with the purpose of the zoning ordinance, and that there is no evidence that the authorization will unduly affect the residents of adjacent properties, the values of those properties, or the public interests.

6-20-94
Date

Claude R. Rash
Claude R. Rash, Chairman

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