

Tax Map/Block/Parcel  
No. 67-3-179

Building Permit/Zoning  
Certificate No. 95-1852

Case 4037

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Edean C. Neal  
1140 West Old Liberty Road  
Sykesville, Maryland 21784

**REQUEST:** A conditional use for an art and crafts shop within part of one of the rooms of the dwelling, including a free standing sign

**LOCATION:** 1140 West Old Liberty Road in Election District 14

**BASES:** Article 6, Sections 6.3(a), 6.4(b) and 6.7; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** July 27, 1995

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 and in accordance with the state Open Meetings Act, the Board approved the conditional use, including a free standing business identification sign not larger than eight feet by ten feet as an accessory use to the shop.

The pertinent findings determining the Board's decision include the facts that the shop will be established within part of one room of the dwelling originally planned to be a garage. The dwelling will continue to be the principal use of the property. Although the sign is unusually large for a shop operated as an accessory use, the dwelling is not visible from Liberty Road because of topography and trees, and the sign is considered necessary for identification of the shop. And, there is no indication that establishment of the shop, as proposed and in compliance with applicable laws, will unduly affect residents of adjacent properties, the values of their properties, or public interests.

Aug. 9, 1995  
Date

Claude R. Rash  
Claude R. Rash, Chairman