

Tax Map/Block/Parcel
No. 46-15-593

Building Permit/Zoning
Certificate No. 95-3386

Case 4064

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT/
APPELLANT:

Nelson B. Dorsey
14 Woodfield Court
Reisterstown, Maryland 21136

ATTORNEY:

Richard R. Titus, Esq.
189 East Main Street
Westminster, Maryland 21157

REQUEST/
APPEAL:

To substitute a nonconforming use, to wit: a private, non-retail office for the nonconforming use consisting of a custom woodworking and sign shop, and warehouse authorized in Case 3070

LOCATION:

708 Old Westminster Pike in Election District 7

BASES:

Article 8; Article 4, Section 4.3(b); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD:

December 1, 1995

FINDINGS AND CONCLUSION

The Application for Hearing/Notice of Appeal, 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 denied the appeal of the September 5, 1995, Notice of Violation, and substitution of the private non-retail office as a nonconforming use.

The pertinent findings determining the Board's decisions include the following facts: Use of the building for the custom woodworking and sign shop, and warehouse ceased January 1994 when the business vacated the premises. Although the building was rented afterward to two successive businesses and the current tenant, the uses were not authorized in accordance with the provisions of Section 4.3(b) of Ordinance 1E. While this application and appeal were filed timely with respect to the Notice of Violation, the nonconforming use status of the building was lost six months after the custom woodworking and sign shop, and warehouse vacated the building [Section 4.3(d), Ordinance 1E]. As there is no lawfully existing nonconforming use of the premises, the request to substitute the private, non-retail office as a nonconforming use must be, and is hereby, denied.

12/12/95

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman