

Tax Map/Block/Parcel
No. 21-24-340

Building Permit/Zoning
Certificate No. 96-3773

Case 4175

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Ronald M. Singer
6210 Glen Falls Road
Reisterstown, Maryland 21137

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

REQUEST: Expansion of a nonconforming use, to wit: a retail business

LOCATION: 2824 Littlestown Pike on property zoned "A"
Agricultural District in Election District 3

BASIS: Article 4, Section 4.3(a)(1); Ordinance 1E (The Carroll County Zoning Ordinance)

On January 28, 1997, the Board of Zoning Appeals held a hearing on the request of Ronald M. Singer for an enlargement of a nonconforming building to allow the expansion of a nonconforming retail business previously certified as nonconforming use in Board of Zoning Appeals Case #3613. The applicant was present with his attorney, Clark R. Shaffer, Esquire. The property is located at 2824 Littlestown Pike on property zoned "A" Agricultural District in Election District 3. The Board takes administrative notice of this decision in Case #3613. The following are the Board's findings and conclusions.

The subject property involves the same property as was the subject of Case #3613. The applicant now seeks to enlarge the previously authorized use to construct a proposed addition 20 feet by 20 feet to the rear of the existing building.

Since authorization in Case 3613 in 1991, Mr. Singer has operated a retail store and liquor establishment known as Ye Olde Bottle Shop. The new addition would permit the use of part of the building for a country store and the rest of the structure for the retail liquor establishment on the property. The proposed addition would be used to house the inventory for the liquor store. The country store would be deli-carryout and a grocery store. Its hours of operation would be from 5:00 or 6:00 a.m. to 10 to 11:00 p.m. Mr. Singer has received approval from the Board of License Commissioners for the alterations with respect to the liquor portion of the establishment. The retail

business will have no public restrooms. He anticipates having one handicapped parking space. The surface of the parking will be ground millings, which is a dense stone aggregate. In addition, Mr. Singer would like erect a sign, 4 feet by 10 feet on the eave of the building which would comply with the requirements of the ordinance. The proposed addition would increase his business and permit him to employ an additional six to eight people.

The Board finds that the proposed expansion of the nonconforming use would have no adverse effects on the neighborhood and approves the use as requested subject to limited site plan review as determined by the Zoning Administrator. The use is subject to any review and comments by the State Highway Administration. The approval is contingent on compliance with the landscape manual for Carroll County.

MARCH 5, 1997
Date


James L. Schumacher, Chairman

IM/bmh/c4175dec.bmh
March 4, 1997