

Tax Map/Block/Parcel
No. 21-8-430

Building Permit/Zoning
Certificate No. 97-0017

Case 4196

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Teresa Barnes
3221 Halter Road
Westminster, Maryland 21158

REQUEST: A conditional use request for a beauty shop in the existing dwelling

LOCATION: 3221 Halter Road on property zoned "A"
Agricultural District in Election District 3

BASIS: Article 6, Section 6.3(c); Ordinance 1E (The Carroll County Zoning Ordinance)

On January 3, 1997, the Board of Zoning Appeals received an application for a conditional use for a single-station hair salon in a finished 12 by 12 foot room in the lower floor of property located at 3221 Halter Road¹, Westminster, Maryland, by the applicant, Ms. Teresa Barnes. The application reflects that the owner of the property is Charles E. Barnes, Sr. Mr. Barnes resides at 1415 Brown Road, Westminster, Maryland. The applicant is a lessee and contract purchaser of the property. The property is zoned "A" Agricultural and comprises .895 acres of land. On February 28, 1997, the Board held a hearing on the request.

Mrs. Barnes is a licensed beautician. She would like to start a small beauty shop from the property she is now renting. Hours of operation will be Monday through Tuesday and Thursday, 3:00 p.m. to 8:00 p.m., every other Saturday, 9:00 a.m. to 3:00 p.m. There will be no employees at the site. There will be a minimal sign no larger than 1 foot by 2 foot. There will be a minimal number of deliveries to the site. Ms. Barnes anticipates having approximately eight customers a day, generating about

¹Although the address reflects Halter Road, the driveway to the subject property is from Brown Road. At one time, access to the subject property was through Halter Road, however, with Halter Road improvements, access was thereafter relocated to Brown Road. The subject property enjoys a license to use the adjoining property owned by the father for ingress and egress. This use is conditioned on the continuation of this license or in the alternative, a permanent grant of an easement. The applicant and her father indicated that they intended to comply with this request.

sixteen trips a day. Based on the testimony of the applicant, the Board grants the conditional use subject to the following:

1. Hours to be no more than Monday, Tuesday, and Thursday, 3:00 p.m. to 8:00 p.m., Saturdays, 9:00 a.m. to 3:00 p.m.
2. A one foot by two foot sign and a turnaround for customers is to be furnished on the property.
3. Minimal site plan review by the Zoning Administrator.

Apr. 7, 1997
Date

James L. Schumacher
James L. Schumacher, Chairman

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