

Tax Map/Block/Parcel
No. 37-14 - 210

Building Permit/Zoning
Certificate No. 00-0235

Case 4480

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

APPLICANT: James Walter Smith
3336 Uniontown Road
Westminster, MD 21158

ATTORNEY: n/a

REQUEST: A conditional use request for an antiques and gift shop in an existing residence in 3336 Uniontown Road, which is in the historic district.

LOCATION: Located at 3336 Uniontown Road, Westminster, MD 21158 on property zoned "HDO" Historic District Overlay in Election District 2

BASIS: Basis: Article 5(AA); Section 2(a); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: March 29, 2000

FINDINGS AND CONCLUSION

On March 29, 2000, the Board of Zoning Appeals (the Board) convened to hear the application of James Walter Smith (the Applicant) for a conditional use for a antiques craft gallery, picture framing and gift shop in an existing residence located in a Historic District at 3336 Uniontown Road, in Election District 2. The property consists of 0.74 of an acre and is classified Heritage "H" and Historic District Overlay "HDO". The existing house is served by an on-site well and septic system.

The Applicant wishes to use a portion of his residence as an antique and gift shop. The shop will have irregular business hours, and will not be open every day. The Applicant anticipates a maximum of 10 to 20 customers per week. No manufacturing, repairs or refinishing will occur. The Applicant has ample off street parking available.

The Board finds that the proposed use is consistent with the existing neighborhood and will not result in any adverse affects greater here than elsewhere in the zone. The Applicant has sufficient parking and the use is appropriate at this location.

Accordingly, the request for a conditional use for an antiques and gift shop is granted.

4/25/00
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman