

**Tax Map/Block/Parcel
No. 46-14-697**

**Building Permit/Zoning
Certificate No. 01-0970**

Case 4595

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

APPLICANT: James Harris/JMJ2, LLC
1176 Brehm Road
Westminster, Maryland 21157

ATTORNEY: Clark R. Shaffer

REQUEST: An application for a conditional use for a beauty parlor and variances of lot area from 20,000 Sq. Ft. to 15,960 Sq. Ft., side yard setbacks from 25 Ft. to 11 Ft. and 25 Ft. to 19 Ft., and rear yard setback, and others as necessary.

LOCATION: The site is located at 410 East Main Street, Westminster, MD 21157, on property zoned "R-10,000" Residential District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapters 223-86 and 223-89.

HEARING HELD: May 30, 2001

FINDINGS AND CONCLUSION

On May 30, 2001, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a beauty parlor and variances as necessary, including lot area from 20,000 Sq. Ft. to 15,960 Sq. Ft., side yard setbacks from 25 Ft. to 11 Ft. and 25 Ft. to 19 Ft., and rear yard setback, and driveway width. The Applicant is also requesting a lot width variance from 100 Ft. to 60 Ft. The requests are delineated on the sketch plan prepared by A.L.S., Inc. filed with the application to the Board.

The Applicant wishes to open a beauty parlor in a former residence at 410 East Main Street. The dwelling is located within an area near the City of Westminster that is evolving from a purely residential neighborhood to a mixed-use area with residences and light businesses. The Applicant intends to renovate the ground floor of the structure to accommodate a reception area, cutting room and shampoo and dryer area. The entrance to the shop will be in the front of the building. The Applicant intends to renovate the upstairs as an apartment.

OFFICIAL DECISION

Case 4595

Page Two

Proposed hours of operation are Tuesday and Thursday from 9:00 A.M. to 8:00 P.M., Wednesday from 10:00 A.M. to 8:00 P.M. and Saturday from 9:00 A.M. to 3:00 P.M. The Applicant hopes to eventually employ five employees. A 2 Ft. x 3 Ft. sign is to be placed at the front of the house.

The Board finds the proposed use is appropriate for this changing neighborhood. It will generate no adverse effects above and beyond those inherently associated with such a use. Accordingly, the conditional use is granted. As for the proposed variances, including lot area, side yard, rear yard, and driveway variances, the Board finds that hardship has been proven in that failure to grant them will result in a property that can be used solely as a residence. Little or no adverse effects will be generated by the proposed use. Accordingly, the variances as delineated on the sketch plan prepared by A.L.S. and submitted with the application are granted.

6-26-01

Date

Ronald F. Hoff
Ronald F. Hoff, Chairman