

Tax Map/Block/Parcel
No. 61-16-54

Building Permit/Zoning
Certificate No. 04-0585

Case 4932

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

APPLICANT: Charles K. and Barbara J. Parrish
4336 Buffalo Road
Mt. Airy, MD 21771

ATTORNEY: Clark R. Shaffer

REQUEST: An application for a conditional use for an auto claims processing office and variances from the lot size requirements (from 40,000 sq. ft. to 20,000 sq. ft. and lot width from 150 ft. to 100 ft).

LOCATION: The site is located at 2522 West Liberty Road, Westminster, MD 21157, on property zoned "R-40,000" Residential District in Election District 9.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-63A, 223-177F, 223-182B, 223-186 A(2) and 223-191

HEARING HELD: April 27, 2004

FINDINGS AND CONCLUSION

On April 27, 2004, the Board of Zoning Appeals (the Board) convened to hear the request for an auto claims processing office and variances from the lot size requirements (from 40,000 sq. ft. to 20,000 sq. ft. and lot width from 150 ft. to 100 ft). Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicants are seeking Board approval of their plan to open an automobile insurance claims processing office in the residence at the referenced address. Neither the Applicants nor any of their employees will reside in the house. In addition to the Applicants, there will be 5 full-time employees with staggered hours between 8:00 a.m. to 6:00 p.m. There will be no weekend hours. The Applicants' business will be to facilitate car insurance claims by engaging outside appraisers for the insurance companies to evaluate automobile damage claims. Work is done primarily via phone and facsimile. No customers will visit the property. Traffic generated by the employees will be negligible. Delivery traffic will be minimal.

OFFICIAL DECISION

C4932

Page Two

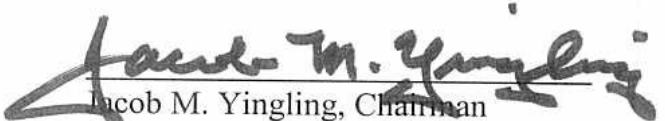
The residence is in close proximity to several other businesses or potential businesses and is located along a busy street. No sign will be erected, as there is no advertising necessary for the business.

The Board finds the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. In addition, the Board confirms that the lot on which the residence is located is nonconforming and no variance is necessary. Conditional use approval is granted, subject to the following conditions:

1. No sales meetings or customer meetings will occur at the site.
2. A site plan will be submitted to the County, which addresses, among other things, the parking lot and an extension of the existing fence line in the front of the house to screen the adjoining residence.
3. No exterior renovations or extensions shall be made that would alter the residential character of the house.
4. Hours will be from 8:00 a.m. to 6:00 p.m., Monday through Friday with no weekends.
5. There shall be a limit of seven (7) employees (including the Applicant and his spouse.)

Date

5/5/04


Jacob M. Yingling, Chairman