

Tax Map/Block/Parcel  
No. 53-7-274

Building Permit/Zoning  
Certificate No. 04-1534

Case 4949

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

**APPLICANT:** A Real Find Antiques, L.L.C.  
1907 Bethel Road  
Finksburg, MD 21048

**ATTORNEY:** Charles M. Preston

**REQUEST:** A conditional use for an antique shop in a pre-existing non-conforming structure.

**LOCATION:** The site is located at 1907 Bethel Road, Finksburg, on property zoned "I-R" Restricted Industrial District in Election District 4.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-118B and 223-186 A (2)

**HEARING HELD:** June 23, 2004

**FINDINGS AND CONCLUSION**

On June 23, 2004, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for an antique shop in a pre-existing non-conforming structure. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The subject property is an old cannery. The Applicant wishes to open an antique furniture emporium in the large existing canning building. The shop averages 10 customers per day. Hours of operation are Tuesday through Friday 10:00 a.m. to 5:00 p.m.; Saturday 10:00 a.m. to 6:00 p.m. and Sunday 10:00 a.m. to 5:00 p.m. No refinishing of furniture will be done on site. The Applicant estimates one delivery per week of furniture for the store.

An appraiser accepted by the Board as an expert testified that this use will not negatively impact the neighboring properties. We agree. The Board also finds that the proposed use here will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted, subject to the following:

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1. A site plan shall be submitted for the use.
2. Hours of operation shall be Tuesday-Friday 10-5; Saturday 10-6; Sunday 12-5

Date

7/21/04

  
Jacob M. Yingling, Chairman