

Tax Map/Block/Parcel
No. 52-6-258

Building Permit/Zoning
Certificate No. 06-1403

Case 5233

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

APPLICANT: Gary Robey
1730 Old Liberty Road
Westminster, MD 21157

ATTORNEY: N/A

REQUEST: A change in a non-conforming use from a tavern to an office building for a light construction company with 8 employees.

LOCATION: The site is located at 1634 Old Westminster Pike, Westminster, on property zoned "A" Agricultural District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Section 223-9 and 223-186 A (3)

HEARING HELD: June 27, 2006

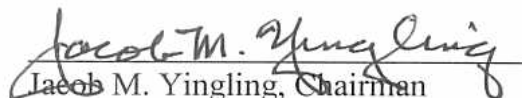
FINDINGS AND CONCLUSION

On June 27, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for a change in a non-conforming use from a tavern to an office building for a light construction company with 8 employees. The Board made the following Findings and Conclusion:

The subject property includes a non-conforming tavern, which recently ceased operation. The Applicant wishes to convert the tavern building into an office for a light construction company, which specializes in stucco treatments for buildings. There will be 6 full-time employees and 2 part-time employees. Hours of operation will be Monday through Friday, 7:00 a.m. to 4:00 p.m. The Applicant plans to improve the exterior and exterior of the building. Customer traffic will be minimal, as work and sales are typically done "off site".

The Board finds that the proposed use will be much less intense than a tavern, which undoubtedly generated high customer traffic and much later hours. In addition, the Applicant has planned to improve the appearance of the building, which will be a benefit to the neighborhood. Accordingly, the request for a change in the non-conforming use to a light construction office is granted, with the condition that a site plan be submitted to the County.

7/19/06
Date


Jacob M. Yingling, Chairman