

Tax Map/Block/Parcel
No. 52-1-619

Building Permit/Zoning
Certificate No. 06-2713

Case 5261

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

APPLICANT: Regina M. Gilligan
1111 Washington Road
Westminster, MD 21157

ATTORNEY: N/A

REQUEST: A conditional use for a professional office to provide personal fitness training to the disabled.

LOCATION: The site is located at 1111 Washington Road, Westminster, on property zoned "R-10,000" Residential District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Section 223-86 (A), 223-79 (G) and 223-186 A (2)

HEARING HELD: October 26, 2006

FINDINGS AND CONCLUSION

On October 26, 2006, the Board of Zoning Appeals (the Board) convened to hear a conditional use for a professional office to provide personal fitness training to the disabled. The Board made the following findings and conclusion:

The subject property is a residence on a .42 acre lot. The Applicant resides there with her son. The property is served by public water and sewer. The Applicant is a certified personal fitness trainer. She intends to offer full body physical therapy for clients with disabilities. She hopes to see 14 clients per week. Each client will visit 3 times per week. The Applicant believes her driveway will accommodate off street parking for the clients. Her son will assist the office.

The Board finds that the proposed use at this location will not generate adverse effects greater here than elsewhere in the R-10,000 zone. Noise, dust, traffic, fumes and congestion will be minimal. Accordingly, the conditional use is granted, subject to the following conditions:

1. A site plan will be submitted in accordance with Carroll County Public Local Laws and Ordinances § 103-9 delineating, among other things, a plan for off-street parking and access to the site.

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2. Hours of operation will be:

Monday through Saturday – 8:00 a.m. to 8:00 p.m.

Sunday – As needed

11-20-06
Date

Jacob M. Yingling
Jacob M. Yingling, Chairman