

**Tax Map/Block/Parcel  
No. 46-15-666**

**Case 5299**

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

**APPLICANT:** Coren Lewis  
634 Old Baltimore Road  
Westminster, MD 21157

**ATTORNEY:** n/a

**REQUEST:** Conditional use for a one-chair beauty salon in an existing dwelling and a variance from the required 25 ft. side yard setback to 10 ft.

**LOCATION:** The site is located at 634 Old Baltimore Road, Westminster, on property zoned "R-10,000" Residential District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-82 A, 223-79 B, 223-86 A and 223-89

**HEARING HELD:** January 24, 2007

**FINDINGS AND CONCLUSION**

On January 24, 2007, the Board of Zoning Appeals (the Board) convened to hear a conditional use for a one-chair beauty salon in an existing dwelling and a variance from the required 25 ft. side yard setback to 10 ft. The Board made the following findings and conclusion:

The Applicant wishes to supplement her family's income by opening a single chair beauty salon in her home. She anticipates 6 to 8 customers per day and has space for 8 parking spots. Her hours will be from 4:00 p.m. to 8:00 p.m. on Tuesdays and Thursdays and 9:00 a.m. to 1:00 p.m. on Saturdays. The salon is 17 x 7 feet.

The Board finds that the proposed shop at this location will not generate noise, dust, traffic, fumes, vibrations or glare greater here than elsewhere in the zone. Accordingly, the conditional use is granted, subject to the following:

1. The use is non-transferable.
2. Hours shall be from 4:00 p.m. to 8:00 p.m. 2 days per week and from 9:00 a.m. to 1:00 p.m. on Saturday.
3. A site plan will be required in accordance with Carroll County Public Local Laws and Ordinances 103-19.

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As for the variance from 25 feet to 7 feet, the Board notes that in BZA Case No. 5239 the Applicant was granted a side yard setback variance from 25 feet to 7 feet for a garage. For the same reasons listed in that decision, the requested variance is granted herein.

2-21-07  
Date

Jacob M. Yingling  
Jacob M. Yingling, Chairman