

Case 5332

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

APPLICANT: Jerry N. Wilhoite
2415 Rusling Oaks Drive
Hampstead, Maryland 21074

REQUEST: An application for a conditional use for a bed and breakfast inn.

LOCATION: The site is located at the rear of 2529 Hanover Pike, Hampstead, MD 21074 on property zoned "BNR" Business Neighborhood Retail District in Election District 6.

BASIS: Code of Public Local Laws and Ordinances, Section 223-100, 223-71 A (25)

HEARING HELD: May 30, 2007

FINDINGS AND CONCLUSION

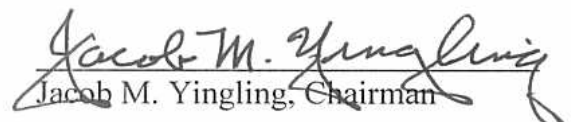
On May 30, 2007, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for a bed and breakfast inn. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant and his spouse wish to open a bed and breakfast on 3 acres (+) of land they recently purchased. They will construct a 2,500 sq. ft. house, with a fully furnished basement. They will host up to four guests at a time. The house will include amenities such as a theatre in the basement and a hot tub.

The Applicant and his wife will reside there. They will close two months per year. The property sits on a hill that fronts Maryland Route 30. The entrance from Route 30 will be "right turn only." Guests will typically stay only for weekends. There will be no employees, except the Applicant and his spouse.

Based on the above, the Board feels that the proposed use will not generate noise, dust, fumes, gases, orders or traffic greater here than elsewhere in the BNR zone. Accordingly, the conditional use is granted.

6/20/07
Date


Jacob M. Yingling, Chairman