

Case 5525

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

APPLICANT: CCSPA, Inc.
c/o Stephanie Skinner, President
1935 Bethel Road
Finksburg, Maryland 21048

ATTORNEY: J. Brooks Leahy

REQUEST: A conditional use for a dancing and music studio and school.

LOCATION: The site is located at 1011 Baltimore Blvd., Westminster, on property zoned "I-R" Restricted Industrial District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Section 223-118 B

HEARING HELD: October 28, 2009

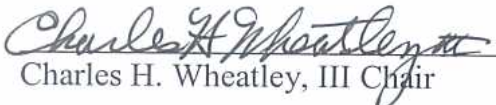
FINDINGS AND CONCLUSION

On October 28, 2009, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for a dancing and music studio and school. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The subject property is the former Wilhelm's catering hall. It has been redeveloped as an office complex. The Applicant hopes to open a small dancing and arts school in a portion of the building. The Applicant has run a similar school for 15 years at various other locations. She will teach drama, dance, voice and music lessons. The highest number of students expected at the studio is 25 at a single time. Hours are expected to be Monday through Friday 4:00 p.m. to 8:00 p.m. and Saturday 8:00 a.m. to 4:00 p.m. Ample parking is available at the office complex.

The Board found that the proposed use will not generate noise, dust, fumes, gases or any other measurable adverse effects at this location. Traffic will be minimal and the use is compatible with other uses in the building. In short, the proposed use will not generate any adverse effects greater here than elsewhere in the zone. Accordingly, the request for a conditional use was granted.

11/18/09
Date


Charles H. Wheatley, III Chair