

Tax Map/Block/Parcel
No. 53-1-4

Building Permit/Zoning
Certificate No. 05-3840

Case 5160

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

APPLICANT: Ann M. and Vincent DiSalvo
1075 Deer Park Road
Westminster, MD 21157

ATTORNEY: Kenneth Michael Williams

REQUEST: Conditional use for a beauty parlor/barber shop within an existing dwelling with a variance from the required 20 ft. side yard setback to 13 ft.

LOCATION: The site is located at 1732 Baltimore Blvd., Westminster, on property zoned "A" Agricultural District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 A (3) and 223-186 A (2)

HEARING HELD: January 3 & 31, 2006

FINDINGS AND CONCLUSION

On January 3 & 31, 2006, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a beauty parlor/barber shop within a former dwelling with a variance from the required 20 ft. side yard setback to 16 ft. The Board made the following findings and conclusion:

The Applicants wish to operate a 2 to 3 chair beauty salon/barber shop in an existing residence located along Maryland Route 140. The neighborhood is a mix of commercial and residential uses. The house is nonconforming, and pre-dates zoning in Carroll County with regard to the required setbacks.

This business will include the Applicant and his son. Adequate on site parking already exists. The business will consist of three stations. It is anticipated that with all three stations operating at once, there will be a total of 10 "peak hour" trips for traffic purposes. The Applicants submitted a traffic analysis that concluded that the proposed use would not have a significant impact on traffic operations or safety at this location.

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Based on the above, the Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. In addition, the Board finds that the requested variance is appropriate, as the structure is already in existence and cannot be relocated on the lot without undue hardship. Accordingly, the conditional use is granted, with the following conditions:

1. Hours of operation shall be from Tuesday through Saturday 9:00 a.m. to 7:00 p.m.
2. There shall be a maximum of 3 chairs and 5 employees (including the Applicant, Vincent DiSalvo).
3. The use is non-transferable.

2/22/06
Date

Jacob M. Yingling
Jacob M. Yingling, Chairman