

Tax Map/Block/Parcel
No. 40-19-41

Building Permit/Zoning
Certificate No. 03-2135

Case 4820

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

APPLICANT: Jonathan P. & Denise M. Trentzsch
1035 Cool Spring Drive
Westminster, Maryland 21157

ATTORNEY: N/A

REQUEST: An application for a conditional use for a one-chair beauty salon in a new residence to be built.

LOCATION: The site is located on Lot #10 of Trident Drive, Westminster, MD 21157, on property zoned "A" Agricultural District in Election District 8.

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

HEARING HELD: July 30, 2003

FINDINGS AND CONCLUSION

On July 30, 2003, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a one-chair beauty salon in a new residence to be built. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant has been a professional hairdresser for approximately 25 years. She currently operates a salon located in Hampstead, which employs 25. The Applicant is proposing to work from a beauty shop in her home three days a week for approximately 6 hours per day between the hours of 9:00 A.M. to 2:30 P.M. with the possibility of one evening from 4 P.M. to 9 P.M. by appointment only. There will be no weekend hours and no employees at the home location. The proposed residence will be built on a 6.3-acre lot with adjoining lots being approximately 5 acres or more. Trident Drive is a 12 Ft. wide common use road that has a turn around and a pull off area, which creates easy access to and from the property. The one-chair beauty salon will be located in the garage of the proposed new residence. There will be a separate entrance and powder room for the shop. The Applicant will not have any signs on the property advertising the salon. There will be no increase in traffic as a result of this home business. There will be a total of 5 parking spaces available at the residence. The Health

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Department has approved the septic design and the well capacity that is needed for the residence with a one-chair beauty salon.

Based upon the testimony presented, the Board finds that the proposed use will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the Board approves this application for a conditional use for a one-chair only beauty salon and this operation cannot be leased or utilized other than by the present resident.

8/25/03

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman