

**Tax Map/Block/Parcel  
No. 21-10-244**

**Building Permit/Zoning  
Certificate No. 02-4723**

Case 4774

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

**APPLICANT:** Rick Jones

**ATTORNEY:** John Hodgeson

**REQUEST:** An application to change from one non-conforming use to another similar use to allow space for two office areas and relief from the time constraint of Chapter 223-9 D.

**LOCATION:** The site is located at 3416 Littlestown Pike, Westminster, MD 21158, on property zoned "A" Agricultural District in Election District 3.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-9 B and 223-9 D

**HEARING HELD:** January 29, 2003

**FINDINGS AND CONCLUSION**

On January 29, 2003, the Board of Zoning Appeals (the Board) convened to hear the request to change from one non-conforming use to another similar use to allow space for two office areas and relief from the time constraint of Chapter 223-9 D. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

Rick Jones has owned the property since October, 2002. The property was formerly a bank, but the building has been vacant since 1995. He purchased the property with the intention of having two offices and a small showroom to support his home building business (R&J Custom Homes). After speaking with Mike Maring, he applied for a change to a non-conforming use.

The Applicant's position is that his business would not generate traffic to the area and would be less of an impact than residential use and would be an improvement to the community.

The Board determined that it does not have the authority to grant relief from the time constraint of the law. It was determined that the non-conforming use ceased several years ago, and therefore, this application was denied.

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Date

Karl V. Reichlin

Karl V. Reichlin, Chairman

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