

**Tax Map/Block/Parcel
No. 67-2-558**

**Building Permit/Zoning
Certificate No. 02-3151**

Case 4721

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

APPLICANT: Donald C. Katzenberger
1005 Rising Ridge
Mt. Airy, Maryland 21771

ATTORNEY: John T. Maguire

REQUEST: An application for a change in a non-conforming use from a ceramics/crafts shop to professional offices; a variance for a larger sign to replace the existing sign on the premises; a variance from the required 20 ft. wide access drive to 7-10 ft.; and a variance from the required 25 ft. parking aisle to 22.5 ft. for administrative offices for a contracting business and to rent a portion of the building for similar type office use.

LOCATION: The site is located at 1341 West Liberty Road, Sykesville, MD 21784, on property zoned "A" Agricultural District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-9 B, 223-138 C, 223-134 B(2) and 223-134 B (1) c

HEARING HELD: October 2, 2002

FINDINGS AND CONCLUSION

On October 2, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for a change in a non-conforming use from a ceramics/crafts shop to professional offices; a variance for a larger sign to replace the existing sign on the premises; a variance from the required 20 ft. wide access drive to 7-10 ft.; and a variance from the required 25 ft. parking aisle to 22.5 ft. for administrative offices for a contracting business similar type office use. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

OFFICIAL DECISION
C4721
Page Two

The Applicant wishes to open a roofing and home improvement business and office on the subject property. Currently, a non-conforming ceramic/crafts shop is on the site. The business will have approximately 3 employees on site, with some storage of materials in an existing shed. No work on the windows or roof materials will be performed on site. Customers would be visited at their homes, rather than at this site. No retail sales would be conducted here. The Applicant will probably lease the existing dwelling and a small portion of the main building to tenants. Variances are necessary to allow the existing parking area to be used and to accommodate the 7 to 10 Ft. wide access drive to the storage shed. A variance is needed to permit the existing 22.5 Ft. parking aisle width for perpendicular parking. In addition, a variance from the sign restrictions is necessary to allow a larger sign for the business.

The Board finds that the proposed use is consistent with and even less intensive than the existing nonconforming ceramic shop and therefore the use is approved. In addition, the Board finds that the variances for the access drive and larger sign are appropriate and failure to grant them would result in undue hardship to the Applicant. Accordingly, the variances as requested in the application are granted.

10-28-02

Date

Ronald F. Hoff

Ronald F. Hoff, Acting Chairman