

Tax Map/Block/Parcel
No. 38-9-141

Building Permit/Zoning
Certificate No. 02-1682

Case 4692

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

APPLICANT: Claudia A. Jenkins
1004 Hughes Shop Road
Westminster, Maryland 21158

ATTORNEY: N/A

REQUEST: An application for a conditional use for an antique arts and crafts shop in and existing cottage and garage and variances from the required setbacks.

LOCATION: The site is located at 1004 Hughes Shop Road, Westminster, MD 21158, on property zoned "A" Agricultural District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 A(1) and 223-75

HEARING HELD: June 25, 2002

FINDINGS AND CONCLUSION

On June 25, 2002, the Board of Zoning Appeals (the Board) convened to hear the request use for an antique arts and crafts shop in and existing cottage and garage and variances from the required setbacks. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant is proposing to have a small antiques and collectibles shop located in the backyard in an existing unique 10 Ft. x 14 Ft. thatched cottage style shed. The property is 100 Ft. x 200 Ft. A 65 Ft. driveway and a 23 Ft. x 24 Ft. parking pad is located on the property. There is adequate parking for six cars. The Applicant anticipates only two to three people at any one time. Should additional parking spaces need to be created, the Applicant has 60 Ft. along the front yard where cars could park on the lawn and off the street. The Applicant has a full-time position and this small business is intended to be part-time. The cottage shop's hours of operation would be from 9:00 A.M. to 2:00 P.M. only on some weekends and holidays when the Applicant is home. Customers would gain access to the cottage from the driveway through the gate and down the path. Advertising will be by word of mouth. The Applicant also stated that

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she currently has a space, and intends on retaining a space, at the Westminster Antique Mall. The Applicant is proposing a 2 Ft. x 3 Ft. colonial style hand-painted sign.

The Board finds that with the following conditions, the proposed use will not generate adverse effects here than elsewhere in the zone. In addition, the Board finds that the thatched cottage style shed is already in existence and the setback variances are justified. The following conditions are imposed on this grant of a conditional use:

1. The shop will be open by appointment only on weekends and holidays from 9:00 A.M. to 2:00 P.M.
2. There will be no more than two customers at a time
3. A 1 Ft. x 2 Ft. sign will be allowed
4. This use is only allowable under the current ownership of the property
5. The cottage shed is to be used for merchandise and garage is to be used for storage only

7/24/02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman