

**Tax Map/Block/Parcel  
No. 41-19-666**

**Building Permit/Zoning  
Certificate No. 02-0119**

**Case 4657**

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

**APPLICANT:** Anthony Campanella  
3541 Hoffman Mill Road  
Hampstead, Maryland 21074

**ATTORNEY:** Clark R. Shaffer

**REQUEST:** An application for a modification and enlargement of a previously approved conditional use (Case 3987 granted January 24, 1995) for a cottage industry consisting of a woodworking shop and variances as follows: lot area from 3 acres to 1.79 acres±; side yard setback from 30 ft. to 10 ft.; minimum required area of an accessory building from 1,200 sq. ft. to 4,500 sq. ft.; and number of non-resident employees from 1 to 3. The applicant proposed to construct a 45 ft. x 60 ft. addition to the existing accessory building.

**LOCATION:** The site is located at 3541 Hoffman Mill Road, Hampstead, MD 21074, on property zoned "A" Agricultural District in Election District 8.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-71 (30); 223-75; 223-186 A(3) and 223-2

**HEARING HELD:** February 26, 2002

**FINDINGS AND CONCLUSION**

On February 26, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for modification and enlargement of a previously approved conditional use (Case 3987 granted January 24, 1995) for a cottage industry consisting of a woodworking shop and variances as follows: lot area from 3 acres to 1.79 acres±; side yard setback from 30 ft. to 10 ft.; minimum required area of an accessory building from 1,200 sq. ft. to 4,500 sq. ft.; and number of non-resident employees from 1 to 3. The applicant proposed to construct a 45 ft. x 60 ft. addition to the existing accessory building.

The applicant has lived on the 1.79-acre parcel with his wife and son for the past 7 years. He has operated his architectural woodworking business out of an existing building that is on the property. He bids on contracts from general contractors and construction managers. All work is special order, which he processes in his shop then goes to the job site to install the finished product. Deliveries are made one or two times each week with all wood being kept inside building then he fabricates and works on it. The property was previously used as an egg processing operation. There is a metal working shop across the street that has been there for several years. The existing building will be connected to the proposed building. The loading dock will move to the side of the new building – elevations will be similar to what is shown on the drawings. If the variances are not granted, the applicant will have to relocate he business.

The Board finds that the proposed enlargement will not adversely affect the neighborhood and will, in fact, alleviate delivery traffic. In addition, the Board finds that the requested variances are appropriate, as they are necessary for the continued operation of the business. Accordingly, the requests for enlargement of the conditional use and variances, as requested, are granted.

3/19/02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman