

Tax Map/Block/Parcel
No. 53-14-263

Building Permit/Zoning
Certificate No. 01-2314

Case 4618

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

APPLICANT: Ronald & Joann Sebeck, Sr.
1250 Canon Way
Westminster, Maryland 21157

ATTORNEY: N/A

REQUEST: An application for a conditional use for a professional office in an existing dwelling.

LOCATION: The site is located at 2200 Baltimore Blvd., Finksburg, MD 21048, on property zoned "R-40,000" Residential District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Ordinance No. 01-7

HEARING HELD: August 29, 2001

FINDINGS AND CONCLUSION

On August 29, 2001, the Board of Zoning Appeals (the Board) convened to hear the request for a professional office in an existing dwelling. The subject property was purchased in December 1998 for the purpose of conducting a mortgage processing business. The dwelling did not seem appropriate for residential use since the front door is only 45 ft. from the highway (Rt. 140). There are two full-time and two part-time employees at the Finksburg operation. This is a processing center and customers do not come to the site unless they are delivering requested documents. Most business is conducted at the homes of the clients.

The dwelling was built in 1951 when the area was strictly residential and had previously served as a site for a sign company. The business conducted at this site is by phone (six incoming phone lines are available), fax, or e-mail. No signs will be posted identifying this business.

In accordance with Ordinance 01-7, the Board grants conditional use approval for the operation of the mortgage office in this residence. The approval is conditioned on the following:

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- 1) The exterior of the building and landscaping shall retain its residential character.
- 2) No signs shall be erected on or in front of the building.
- 3) Parking by employees and customers shall occur in the rear of the residence.

9/25/01

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman