

**Tax Map/Block/Parcel
No. 30-08-105**

**Building Permit/Zoning
Certificate No. 01-2183**

Case 4616

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

APPLICANT: Bowersox-Blizzard Enterprises, Inc.
2020 Gist Farm Drive
Westminster, Maryland 21158

ATTORNEY: N/A

REQUEST: An application for an expansion of a non-conforming building to renovate an apartment and to convert one apartment into two units.

LOCATION: The site is located at 1429 Pleasant Valley Road, Westminster, MD 21158, on property zoned "A" Agricultural District in Election District 2.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-9(A)

HEARING HELD: August 29, 2001

FINDINGS AND CONCLUSION

On August 29, 2001, the Board of Zoning Appeals (the Board) convened to hear a request for an expansion of a non-conforming building to renovate an apartment and to convert one apartment into two units.

The Applicants are proposing to renovate a previously occupied non-conforming apartment building. Also, the Applicants are proposing to convert a current occupied apartment into two units at a future date. Since the filing of the application, parking has been added to the property for a total of 8 parking spaces. An additional 2 spaces will be added during the renovation of the other unit, if it comes to fruition. The Applicants have owned the property since April 20, 2001. Their current Lease states that the tenants are not allowed to parked on the roadway or the neighboring St. Matthew's Church parking lot. Tenants are given their off street parking spaces. Currently the property has three occupied apartments. Unit No. 1 is a large two-story unit with eleven rooms and two full baths; seven of the rooms are bedrooms for potential occupancy of fourteen people. Unit No. 2 is a second floor unit that has five rooms and one full bath, which is a two-bedroom unit with potential occupancy of four people. Unit No. 3 is a first floor, four room, one full bath apartment, which includes one bedroom with a potential occupancy of two. Currently the entire structure has a potential occupancy of twenty tenants.

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With the requested expansion, the Applicants could renovate a current non-occupied apartment, which is located above Unit No. 3 into a one-bedroom and full bath apartment with the potential occupancy of two. This is a space that the former tenants used as storage, but it had previously been an apartment. Under the renovation plan, Unit No. 1 would become a three bedroom, one bath unit and would have an occupancy of six. The new Unit No. 5 would become a one bedroom, one bath unit with a potential occupancy of two. The structure would then allow for an increase in occupancy by four people. The property historically was used as a lodge, store and five apartments. The lot is two parcels with the parking being located on the second plat. The property has adequate accessibility for each unit to and from the building.

The request for an expansion and renovation of this non-conforming apartment building and conversion of one large existing apartment into two is hereby granted. The Applicants have taken care of parking problems and the use will not generate adverse effects to the neighborhood.

9/25/01

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman