

Tax Map/Block/Parcel
No. 46-14-912

Building Permit/Zoning
Certificate No. 99-2365

Case 4434

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

APPLICANT: Robert K. Parker, Esquire
420 E. Main Street
Westminster, Maryland 21157

REQUEST: A conditional use request for a professional office for a resident attorney with less than 3 employees

LOCATION: Located at 420 East Main Street, Westminster, on property zoned "R-10,000" Residence District in Election District 7.

BASIS: Article 8, Section 8.2(a) and 7.2(1); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: September 29, 1999

FINDINGS AND CONCLUSION

On September 29, 1999, the Board of Zoning Appeals (the Board) convened to hear the application of Robert K. Parker for a conditional use of a professional office for a resident attorney with less than 3 employees located at 420 East Main Street, Westminster, MD on property zoned "R-10,000" Residence District in Election District 7.

The Applicant, Robert K. Parker was represented by Clark Shaffer, Esquire. The applicant seeks Board approval to establish a law office in his residence. The Applicant has resided at this residence since 1989. The property consists of approximately 3/4 acre with house and a separate two car garage. The Applicant plans to use two rooms on the first floor as his office. There will be a separate entrance to the office. He will use the existing parking area in the rear of the house which meets all zoning requirements. He does not anticipate needing additional parking. The Applicant has one full-time employee working Monday through Friday 8 a.m. to 5 p.m. and a part-time, who works only when needed. The Applicant proposes to use a small sign 2x3 near the driveway in keeping with the residential nature of the structure. The neighborhood is mixed with minor commercial and residential buildings. Some of the surrounding businesses are: Colonial Lock, Stables Restaurant, Carroll Land Services, Engineering Company, and Carroll Gardens. All business will be conducted inside the office. The Applicant anticipates meeting

approximately 5 to 10 clients per week. He will do very little business in the evening and on weekends.

No one testified in opposition to the request. Mr. Patrick McMurtray, a neighbor living in the Westminster Apartments, stated the applicant has made improvements which includes lighting to his residence over the past year and he is in support of the Applicant's request to establish a business in his residence.

The Board finds the request to be an appropriate use of the property and it is consistent with the character of the neighborhood. There will be no adverse effects greater than those ordinarily associated with that use elsewhere in the zone. The Board hereby approves the request of application of Mr. Robert K. Parker for a conditional use for a professional law office in his residence at 420 East Main Street, Westminster, MD 21157 on property zoned "R-10,000" Residence District.

October 22, 1999

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman

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October 18, 1999