

Tax Map/Block/Parcel
No. 37-14-218

Building Permit/Zoning
Certificate No. 98-1213

Case 4325

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Letty M. Grayson
3437 Uniontown Road
P.O. Box 64
Uniontown, Maryland 21158

REQUEST: A conditional use for a gift shop in part of an existing dwelling on property zoned "HDO", Historic District Overlay

LOCATION: 3435 Uniontown Road in Election District 2

BASIS: Basis: Article 5AA.2(a); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: June 30, 1998

FINDINGS AND CONCLUSION

On June 30, 1998, the Board of Zoning Appeals (the Board) convened to hear the application of Letty M. Grayson for a conditional use for a small gift shop in a portion of one room of the dwelling located at 3435 Uniontown Road. The property is .6650 acres and is located in the Historical Zoning District. Although Ms. Grayson does not own the subject property, she has obtained a letter of intent from the owner of the property indicating that the parties intend to enter into a lease of the property.

During Ms. Grayson's testimony, it became apparent that it was her intent to sell the house in which she resides to transfer the gift shop therein to the new property. The gift shop in her current residence at 3437 Uniontown Road was the subject of Board of Zoning Appeals Case 4070. Ms. Grayson intends to eventually purchase the property at 3435 Uniontown Road. She asked the Board to consider the application as a transfer of the conditional use. She is concerned; however, that in the event she is unable to sell the property at 3435 that she retain the ability to return to 3435 Uniontown road to maintain the giftshop.

The differences between the two locations seem to favor the new location. More parking spaces are available at the new location. The front porch is deeper.

Ms. Grayson intends to locate the shop in a room 22' x 15'. The shop will offer civil war collectibles, small gift items, and

hand made hooked rugs. The hours of operation will be part-time on weekends, weekdays, and special events. Ms. Grayson would like to display some items on the porch when the shop is open.

The Board finds the request to be a reasonable one. The use proposed at the location proposed will cause no adverse effects at this location then elsewhere in the Historic District Overlay Zone.

The Board hereby approves the request to transfer the conditional use gift shop from 3437 Uniontown Road to 3435 Uniontown Road. In the event she is unable to sell the property at 3437 Uniontown Road, then she may relocate the shop back into 3437 location. The approval is conditioned upon:

- 1.) Only one shop is authorized.
- 2.) Hours of operation are limited to Saturday 10:00 a.m. to 6:00 p.m.; Sunday from 12:00 p.m. to 5:00 p.m.; and during special events and holidays.
- 3.) Outside displays are limited to the porch area and only when the shop is open.

7-22-98

Date


James L. Schumacher, Chairman

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July 17, 1998