

Tax Map/Block/Parcel
No. 21-10-255

Building Permit/Zoning
Certificate No. 96-2343

Case 4131

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: William H. Connor
1709 Davinda Drive
Finksburg, Maryland 21048

REQUEST: A conditional use request for an antique shop in
the existing dwelling

LOCATION: 3423 Littlestown Pike inn Election District 3

BASIS: Article 6, Section 6.3(a) and 6.7; Ordinance 1E
(The Carroll County Zoning Ordinance)

On August 29, 1996, the Board of Zoning Appeals held a hearing on the application of William H. Connor for a conditional use for an antique shop in the existing dwelling at 3423 Littlestown Pike, Westminster, Maryland 21158. The property is zoned "A" Agricultural District.

FINDINGS AND CONCLUSION

The applicant testified that he recently purchased the property which is slightly less than one acre. The property is improved by a one-story building which serves as a residence and the proposed shop. The residence is leased. He proposes to sell collectibles and antiques, e.g. glassware, pottery and period furniture. The shop area of the building once served as a school and most recently as an antique shop. He will be open five days a week, Thursday through Monday from 10:00 a.m. to 6:00 p.m. He intends to update the parking and to comply with the requirement of the State Highway Administration as the property is accessed by Maryland Route 97. The applicant also testified that the use proposed will have no adverse effects enumerated in Section 17.7 of the Zoning Ordinance.

The Board concludes that the use proposed at the location proposed will have no adverse effects above and beyond those inherently found in the agricultural zone. The Board approves the use with the condition that the operation be limited to the time and manner specified in the applicant's testimony.

9/24/96

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman