

Tax Map/Block/Parcel
No. 51-4-522

Building Permit/Zoning
Certificate No. 96-1420

Case 4107

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

APPLICANT: Deborah Kay Kurtz
1240 Ridge Road
Westminster, Maryland 21157

REQUEST: An accessory use for a one-chair beauty shop to be operated by a resident within the existing dwelling, and variance to the minimum parking requirements pertaining thereto

LOCATION: 1240 Ridge Road in Election District 7

BASES: Article 5C, Sections 5C.2(h); Article 14, Section 14.1; Article 15, Section 15.5.4(d); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: May 28, 1996

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record and in accordance with the state Open Meetings Act, the Board authorized the requests.

The pertinent findings justifying authorization of the beauty shop as an accessory use and variances to the minimum parking requirements pertaining thereto include the facts that establishment and operation of the one-chair beauty shop will be by a resident as an accessory use within the existing dwelling; operation of the beauty shop will be by appointment, thereby reducing the number of parking spaces necessary for customers of the shop; the topography of the lot effectively prohibits use of the land to the rear of the dwelling for parking, and the sanitary sewerage disposal system is located in the front yard; a parking pad, approximately 20 feet by 30 feet, located in the side yard will be paved to provide parking for both the dwelling and the beauty shop; maneuvering space will be established near the front property line for vehicles to turn around before entering the highway; the driveway is relatively short with unobstructed visibility of the highway, which will facilitate ingress and egress of vehicular traffic and avoid creating dangerous traffic conditions; and, there is no evidence that establishment of the beauty shop as an accessory use, as noted above, will adversely affect residents of adjacent properties, the values of those properties, or public interests.

*The Bases of the request incorrectly noted Article 5, Section 5.3(d). The error is clerical only and has no effect on the decision.

6/17/96

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman