

Tax Map/Block/Parcel
No. 6-21-207

Case 5435

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

APPLICANTS: David & Carla Gray
P.O. Box 282
Manchester, Maryland 21102

ATTORNEY: Elwood E. Swam

REQUEST: A conditional use for an arts and crafts business with art classes and a variance from the allowable sign size of 1 ft. by 2 ft. to 4 ft. by 6 ft.

LOCATION: The site is located at 2251 Penn View Drive, Manchester, MD 21102, on property zoned "A" Agricultural District in Election District 6.

BASIS: Code of Public Local Laws and Ordinances, Section 223-71 A, 223-135 thru 139

HEARING HELD: September 30, 2008

FINDINGS AND CONCLUSION

On September 30, 2008, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for an arts and crafts business with art classes and a variance from the allowable sign size of 1 ft. by 2 ft. to 4 ft. by 6 ft. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant, Carla Gray, resides with her husband on 3.38 acres (+/-) in the Agricultural zone. She has constructed a "handicapped accessible" art studio in their residence. The Applicant wishes to teach art classes to children in the studio. Each class will have up to six students, many of whom have special needs. Parents will stay at the studio during the lessons. The driveway and parking pad can accommodate up to six vehicles as well as the residents' cars.

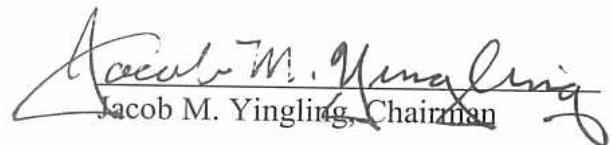
The classes are usually held between 10:00 a.m. and dusk on Tuesdays, Wednesdays and Thursdays with an occasional weekend appointment. The Applicant is assisted with the classes by a friend and some part time college students.

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The house retains its residential character. The Applicant wishes to move a 4 ft. x 6 ft. sign to her property to publicize the classes.

Based on the above, the Board found that the art classes at this location are relatively small and held indoors. Thus, no dust, fumes, noise or other adverse effects are generated. Traffic associated with this use is negligible. The residential character of the neighborhood will not be affected. The conditional use request was granted. In addition, the Applicant may erect a 4 ft. x 6 ft. sign on her property to advertise the classes.

10/23/08
Date


Jacob M. Yingling, Chairman