

Tax Map/Block/Parcel
No. 6-19-40 & 172

Building Permit/Zoning
Certificate No. 05-3292

Case 5144

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

APPLICANT: David & Lisa Showvaker
2020 Garrett Road
Manchester, MD 21102

ATTORNEY: Charles M. Preston

REQUEST: Conditional use for an arts and crafts shop.

LOCATION: The site is located at 2020 Garrett Road, Manchester, on property zoned "A" Agricultural District in Election District 6.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 A (1), 223-191 A-K and 223-186 A (2)

HEARING HELD: October 26, 2005

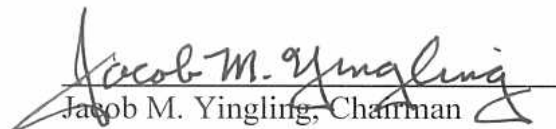
FINDINGS AND CONCLUSION

On October 26, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for an arts and crafts shop. The Board made the following findings and conclusion:

The subject property is 14.64 acres of land zoned "A" Agricultural. The area is surrounded by mature trees and is approximately 1/10 of a mile from Garrett Road. The property is an evergreen tree farm. In addition, seasonal activities are held there, including a petting zoo, a pumpkin patch, corn maze, and playground area. The Applicants wish to operate a seasonal craft and gift shop in a 1,000 square foot aluminum building on the site. The shop is open weekends in October and during the Christmas season. In addition, it may be open some weekdays to accommodate school field trips. It will only complement the tree farm and other activities, and will not be a "stand alone" use.

The Board finds that a gift shop in this "agri-business" location will not generate any adverse effects. Accordingly, the request for a conditional use is granted.

11/16/05
Date


Jacob M. Yingling, Chairman