Tax Map/Block/Parcel
No. <u>66-4-133</u>

Building Permit/Zoning
Certificate No. <u>05-2910</u>

Case 5119

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

| | |
|---|---|
| **APPLICANT:** | Sonia Clesner<br>19612 Kildonan Drive<br>Gaithersburg, MD   20879 |
| **ATTORNEY:** | N/A |
| **REQUEST:** | A conditional use for a professional office (dental office) in an existing dwelling. |
| **LOCATION:** | The site is located at 4644 Ridge Road, Mt. Airy, on property zoned "A" Agricultural District in Election District 9. |
| **BASIS:** | Code of Public Local Laws and Ordinances, Chapter 223-71 A (21) and 223-186 A (2) |
| **HEARING HELD:** | September 22, 2005 |

**FINDINGS AND CONCLUSION**

On September 22, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for a professional office (dental office) in an existing dwelling. The Board made the following findings and conclusion:

The Applicant wishes to relocate her dental office to a dwelling along a well traveled portion of Ridge Road. She will not reside there and there will be no tenants. She will have two students at the office periodically to assist her. The office will handle 6 to 8 patients on a typical day, with one hour appointments. Traffic generated by this use will be minimal. There are several business uses in the vicinity of the proposed office.

The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted, subject to the following conditions:

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1.   Hours of operation are limited as follows:
     a.  Monday and Friday – 8:00 a.m. to 5:00 p.m.
     b.  Tuesday, Wednesday and Thursday – 10:00 a.m. to 7:00 p.m.
     c.  Saturday – 8:00 a.m. to 2:00 p.m.

2.   No more than four (4) employees (including the Applicant) may work at one time in the office.

3.   The exterior of the building shall maintain its residential character.

_Oct 19, 2005_
Date

_Jacob M. Yingling_
Jacob M. Yingling, Chairman

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