

Tax Map/Block/Parcel
No. 67-03-57

Building Permit/Zoning
Certificate No. 03-0947

Case 4799

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Mark T. Duvall

ATTORNEY: Michael G. Ritchey

REQUEST: An application for the continuation of an existing non-conforming use for a 15,224 sq. ft. parcel also owned by the owners of Parcel 1, which is used for parking.

LOCATION: The site is located at 4312 Black Rock Road, Hampstead, MD 21074 on property zoned "R-10,000" Residential District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-9 B

HEARING HELD: May 28, 2003

FINDINGS AND CONCLUSION

On May 28, 2003, the Board of Zoning Appeals (the Board) convened to hear the request for a continuation of an existing non-conforming use for a 15,224 sq. ft. parcel also owned by the owners of Parcel 1, which is used for parking. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The proposed location is a nonconforming light industrial building in the "R-10,000" zone. The location is currently being used by a machine producer. The Applicant intends to perform light manufacturing at the site, namely assembling microprocessors and similar products from component and parts. No structural changes to the building are proposed. A nearby parcel is being purchased for parking. Typical hours of operation are 7:30 a.m. to 4:30 p.m., Monday thru Friday. No noise or smoke will be generated. Few, if any customers will visit the site. There will be 10-12 employees with some additional summer help.

The Board finds that the proposed use is an inoffensive, less intensive and appropriate use of the structure. Accordingly, the application for continuation of the nonconforming use with the requested parking is approved.

OFFICIAL DECISION

Page Two

C-4799

6/12/03
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman