

**Tax Map/Block/Parcel  
No. 53-14-876**

**Building Permit/Zoning  
Certificate No. 01-1403**

**Case 4602**

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

**APPLICANT:** Jeane R. Blizzard  
Carl J. Blizzard  
2193 Baltimore Blvd.  
Finksburg, Maryland 21048

**ATTORNEY:** N/A

**REQUEST:** An application for a conditional use for a craft/antique business in a proposed 30 Ft. by 40 Ft. building.

**LOCATION:** The site is located at 2193 Baltimore Blvd., Finksburg, MD 21048, on property zoned "R-10,000" Residential District in Election District 4.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-86(A)

**HEARING HELD:** June 27, 2001

**FINDINGS AND CONCLUSION**

On June 27, 2001, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a craft/antique business in a proposed 30 Ft. by 40 Ft. building.

The Applicants would like to open a small shop to sell craft and antique items from the building on their property. The Applicants propose to sell the antiques by appointment only. Some crafts are made on their property. The 30 Ft. x 40 Ft. building on 1.28 acres will also be used as shelter for a trailer and a workshop to the rear of the building. Three parking spaces will be placed in the front of the building, which is accessed from the present driveway. The Applicants are proposing to attach a small sign to the existing mailbox. The Applicants prefer hours by appointment only. The Applicants are planning to continue to sell craft items at shows, which are normally scheduled on Saturdays. The Applicants anticipate no more than 5 people per day shopping on a Saturday.

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The Board finds that the proposed use is located along a private driveway within a residential neighborhood. Therefore, in order to minimize traffic and to ensure the peaceful enjoyment of the neighborhood, the Board grants the conditional use with the following conditions:

1. Customers shall arrive at the shop by appointment only.
2. No more than three (3) customers shall be served at a time.
3. A small sign will be permitted on the Applicants' mailbox with no listing of hours.

July 24, 2001

Date

Ronald F. Hoff

Ronald F. Hoff, Chairman