

**Tax Map/Block/Parcel  
No. 23-24-669**

**Building Permit/Zoning  
Certificate No. 00-3592**

**Case 4553**

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

**APPLICANT:** Dr. Robert Todd Winebrenner  
1363 North Main Street  
P.O. Box 467  
Hampstead, Maryland 21074

**ATTORNEY:** N/A

**REQUEST:** An appeal of the Zoning Administrator's letter regarding a proposed use for a chiropractic practice in the lower level of a residential unit.

**LOCATION:** The site is located at 2707 Hanover Pike, Manchester, MD 21102, on property zoned "C" Conservation District in Election District 6.

**BASIS:** Article 17, Section 17.4.2; Zoning Ordinance 1E

**HEARING HELD:** January 29, 2001

**FINDINGS AND CONCLUSION**

On January 29, 2001, the Board of Zoning Appeals (the Board) convened to hear the appeal of the Zoning Administrator's letter regarding a proposed use for a chiropractic practice in the lower level of a residential unit. For the record, Section 17 has been recodified as Section 223-188 as of January 1, 2001.

Dr. Robert Todd Winebrenner (the Applicant) desires to operate a chiropractic practice in the lower level of a ranch style home. The upper level of the house would be maintained as a residence.

In 1990, the property was zoned "T" – Transitional, and the Board, in Case No. 3469 approved the operation of an accounting business in the basement. In 1995, the property was zoned "R-20,000". In Case No. 4068, the Board granted a conditional use for the operation of a beauty shop in the basement of the ranch home. In 1997, the property and all adjoining properties were zoned "C" Conservation by the Commissioners of Carroll County.

The Board finds that the proposed use would have no adverse effects on the neighboring community, and is consistent with previously approved uses. Having visited the site, the Board is convinced that the Applicant's proposed use is appropriate for the location, and the "C" Conservation zoning for the property is questionable. That said, the fact remains that the Commissioners have zoned the property "C" Conservation, and the Applicant's proposed use is not permitted in that zone. The Board is powerless to grant the relief requested as the power to rezone property rests solely with our Commissioners.

Accordingly, the appeal is denied.

2-28-01

Date

Ronald F. Hoff  
Ronald F. Hoff, Chairman