

Tax Map/Block/Parcel
No. 50-7-252

Building Permit/Zoning
Certificate No. 97-3250

Case 4289

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Lisa Lynn Kreimer
1435 Hallowell Lane
New Windsor, Maryland 21776

REQUEST: A conditional use request for a one-chair beauty shop in the basement of the existing dwelling

LOCATION: 1435 Hallowell Lane, Lot 32, on property zoned "R-20,000" Residence District in Election District 11

BASIS: Article 7, Section 7.2(b); Ordinance 1E (The Carroll County Zoning Ordinance)

On January 29, 1998, the Board of Zoning Appeals (the "Board"), convened to hear the application of Lisa Lynn Kreimer for a conditional use for a one-chair beauty shop in the basement of the existing dwelling at 1435 Hallowell Lane, Lot 32, in the Walnut Ridge subdivision. The subject property is zoned "R-20,000" Residence District in Election District 11.

The subject property consists of a single-family dwelling in a residential neighborhood. The applicant seeks a conditional use to allow her to operate a one-chair beauty shop in the basement of her home. Testimony established that the applicant would have no employees in her proposed shop, and that she would perform hair care treatments typically associated with a small operation.

The Board noted that adequate parking appeared to exist, based upon the applicant's testimony that her client base and appointment schedule were relatively small. In addition, the Board noted that the applicant is required to obtain certification from the Carroll County Health Department that her septic system is sufficient to handle the applicant's proposed use. Finally, the Board determined that the space between the homes in the applicant's neighborhood was sufficient to minimize the effects of the proposed shop.

The Board notes that the criteria to be evaluated when considering an application for a conditional use are found in the Zoning Ordinance at Section 17.7. Specifically, an application can be denied where the Board finds that the proposed use would adversely affect the public health, security, morals or general welfare or it would jeopardize property or public safety in the neighborhood. The Board finds that the applicant's proposed use will not adversely affect the surrounding neighborhood, and will

have little or no effect on the lives or property of the neighbors.
The Board approves the conditional use as requested.

2/10/98

Date

James L. Schumacher
James L. Schumacher, Chairman

TB/bmh/c4289dec.bmh
February 9, 1998