

Tax Map/Block/Parcel  
No. 41-3-115

Building Permit/Zoning  
Certificate No. 97-2512

Case 4264

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

**APPLICANT:** Audrey Shaffer  
4300 Black Rock Road  
Hampstead, Maryland 21074

**REQUEST:** A conditional use request for a professional office for an accounting and tax service within the existing dwelling and variances as required

**LOCATION:** 4300 Black Rock Road on property zoned "R-10,000" Residence District in Election District 8

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

On October 29, 1997, the Board of Zoning Appeals (the Board) held a hearing on the request of Audrey Shaffer for a conditional use for a professional office within a dwelling and variances as required on property zoned "R-10,000" Residence District located at 4300 Black Rock Road. The following are the Board's findings and conclusions.

The applicant seeks Board approval to establish a professional office in her residence. The office will provide accounting services and tax preparation services. Most clients will not be coming to the premises. Rather, most of the services will be conducted by the mail or at the clients' offices.

The neighborhood is primarily residential with some commercial uses nearby, e.g., a beauty shop and a retirement center. The office will be located in the den of the residence. There will not be any employees. Parking will be available in the back of the residence. At one time the applicant operated a child care center for as many as 24 children. The use has since terminated.

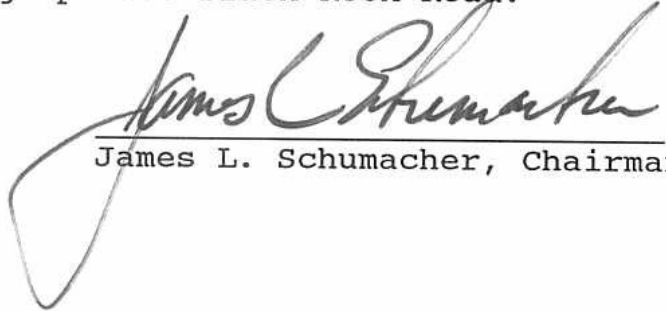
The variances required are to lot size and side yard requirements. The house was constructed prior to the adoption of the zoning regulations in 1962. The Board finds that the use proposed at the location proposed will cause no greater harm at this location than in other locations in the "R-10,000" Residence District. The Board finds that undue hardship exists for the granting of the variances. Therefore, the Board hereby approves the application as requested subject to the following conditions.

1. The applicant may not have Sunday hours of operation.

2. The applicant may not have more than one employee.
3. The applicant must provide a turnaround to prevent vehicles from backing up onto Black Rock Road.

12/18/97

Date  
IM/bmh/c4264dec.bmh  
December 15, 1997



James L. Schumacher

James L. Schumacher, Chairman