

Tax Map/Block/Parcel
No. 41-21-415

Building Permit/Zoning
Certificate No. 97-0140

Case 4200

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Charleston Furniture, Inc.
314 Hanover Road
Hampstead, Maryland 21074

REQUEST: A conditional use request for a furniture store (10,000 square feet) in an existing building

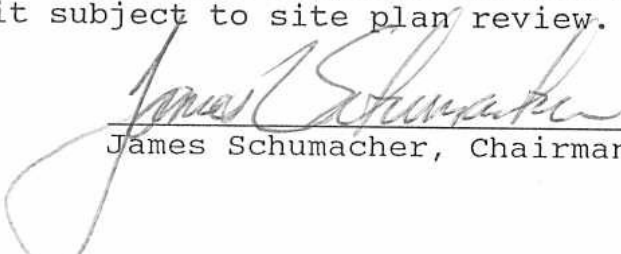
LOCATION: 314 Hanover Road on property zoned "I-R" Restricted Industrial District in Election District 8

BASIS: Article 12, Section 12.2(b); Ordinance 1E

On January 28, 1997, the Board of Zoning Appeals received the application of Charleston Furniture, Inc. for a conditional use for a furniture store of 10,000 square feet. The applicant will use an existing building on property located at 314 Hanover Road, Hampstead, Maryland, identified as Tax Map 41, Block 21, Parcel 415 in Election District 8. The property is zoned "I-R" Restricted Industrial and consists of 3.4 acres. Consistent with the requirements of the Town/County Agreement, the application was forwarded to the Town Manager of Hampstead for comments. The application was also referred to IDCO for review.

The following are the Board's findings and conclusions. Linda Dahms is the owner of Charleston Furniture, Inc., which is currently located in Lower Beckleysville Road. The business has outgrown its existing location and now seeks to relocate on the subject property at 314 Hanover Road. There will be very little changes to the exterior structure except for a few minor changes with respect to windows. Although the building in question is 25,000 square feet, she will be leasing 10,000 square feet, 7,500 of which will be for floor space. The rest will be used for offices and storage. The business will generate an increase in traffic which will require review by the State Highway Administration for an entrance permit onto Maryland Route 30. The use will be of the nature that will not conflict with the other users of the center. The hours of operation will be as follows: Monday, 9:30 a.m. to 5:00 p.m., Tuesday through Friday, 9:30 a.m. to 8:00 p.m., Saturday, 9:30 a.m. to 5:00 p.m., and Sunday, 12 noon to 5:00 p.m. Since the use is located in an industrial area and has little residential uses nearby, the hours of operation will not be disruptive to the adjoining property owners and the community. The Board does perceive any adverse effects from the proposed use and the proposed location and hereby approves it subject to site plan review.

June 26, 1997
Date


James Schumacher, Chairman