

Case 4068

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Beatrice Sue Muse
1631 North Main Street
Hampstead, Maryland 21074

ATTORNEY: Elwood E. Swam, Esq.
P.O. Box 176
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REQUEST: A conditional use for a beauty shop within a portion of the existing dwelling, and a variance reducing the minimum required width of a driveway from 20 feet to 10 feet; or in the alternative, substitution the beauty shop, as a nonconforming use, for the nonconforming professional office authorized in Case 3469

LOCATION: 2707 Hanover Pike (Md. Rt. 30) in Election District 6

BASES: Article 7, Sections 7.2(b) and 7.5; Article 14, Section 14.1(b)3; Article 15, Section 15.5.4(d); Article 4, Section 4.3(b); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: December 1, 1995

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record and in accordance with the state Open Meetings Act, the Board approved the alternative request to substitute the beauty shop as a nonconforming use for the professional office authorized as a conditional use in Case 3469. The variance approved in Case 3584 reducing the minimum required width of the driveway remains effective. The nonconforming designation of the professional office resulted from a comprehensive rezoning ordinance.

The pertinent findings determining the Board's decision include the facts that the dwelling will continue to be the principal use of property. The beauty shop, consisting of three styling stations and two shampoo stations, will be established in the lower level of the dwelling previously occupied by the professional office. The shop will routinely operate by appointments. A maximum of three beauticians and one shampoo technician will provide services at one time. Twelve parking spaces (three spaces for each styling station) must be established on the premises. Neither the entrance to the shop nor the parking spaces will be readily visible from Hanover Pike.

There has been no evidence of any adverse effects stemming from operation of the professional office or variance reducing the driveway's width; and, there is no indication that establishment of the beauty shop, as requested, will unduly affect the residents of adjacent properties, the values of those properties, or public interests.

12/12/95

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman