

**Tax Map/Block/Parcel
No. 63-04-404**

**Building Permit/Zoning
Certificate No. 03-2953**

Case 4861

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

APPLICANT: Diana M. Carey
3508 Oxwed Court
Westminster, Maryland 21157-8413

ATTORNEY: N/A

REQUEST: An application for a conditional use for a resident to have a professional office within an existing dwelling.

LOCATION: The site is located at 3508 Oxwed Court, Westminster, MD 21157-8413, on property zoned "R-40,000" Residential District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-63 A and 223-186 A (2)

HEARING HELD: September 23, 2003

FINDINGS AND CONCLUSION

On September 23, 2003, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a resident to have a professional office within an existing dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant is a certified massage therapist who wishes to have her business in her home rather than relying on house calls as she now does. The Applicant has no plans for additional employees or beds, and she will be the sole operator. The business would generate 2-3 persons per week initially between the hours of 9:00 a.m. – 10:00 p.m. The Applicant has no plans to advertise and will rely on word of mouth for her customers.

The Board finds that the proposed use at this location will not generate harmful effects above and beyond such a use. However, to further minimize the impact of the office, the following conditions are imposed:

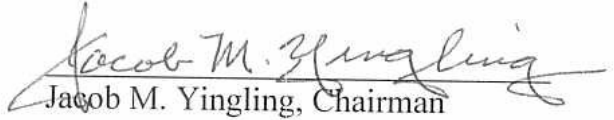
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- 1) No sign may be erected at the property
- 2) Only the Applicant may practice there
- 3) The business is non-transferable with the sale of the property without Board approval
- 4) No more than 4 clients per day may visit
- 5) The hours of operation shall be 9:00 a.m. to 10:00 p.m.

Oct 15, 2003
Date


Jacob M. Yingling, Chairman