

Case 4677

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

APPLICANT: Ellen Buchman
2231 Coon Club Road
Westminster, Maryland 21157

ATTORNEY: N/A

REQUEST: An application for a conditional use for a nail salon, a Business General use, on property in the Industrial Restricted District.

LOCATION: The site is located at 505 Old Westminster Pike, Westminster, MD 21157, on property zoned "I-R" Industrial Restricted District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-118 (B)

HEARING HELD: May 28, 2002

FINDINGS AND CONCLUSION

On May 28, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for a nail salon, a Business General use, on property in the Industrial Restricted District. The Board makes the following findings and conclusion. The Applicant is interested in leasing a 360 sq. ft. room, facing Rt. 97, in an existing dog-grooming business. Rob Weaver owns the property and his wife operates the dog grooming business while he rents out the other area for office space. The original use of this property was for a grooming business and kennel. The Applicant is currently working in a nail salon and would retain her clients. She may need to hire one employee. Estimated customers per day would be 8, taking between 45 minutes to 1 hour each. Hours of operation would be Tuesday – Friday 10:00 a.m. – 7:00 p.m., Saturday 9:00 a.m. to 3:00 p.m.

The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted. In addition, the Board recommends that this approval should not be interpreted as creating a planned business center, as the existing office use is not retail in nature.

6/17/02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman