

Tax Map/Block/Parcel
No. 50-9-63

Building Permit/Zoning
Certificate No. 98-0178

Case 4299

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Aida R. Weinstein
1416 New Windsor Road
New Windsor, Maryland 21776

REQUEST: A conditional use request for an arts and craft shop and
variances as required

LOCATION: 1416 New Windsor Road on property zoned "A" Agricultural
District in Election District 11

BASES: Article 6, Sections 6.3(a) and 6.7; Article 15, Section
15.5.4; Ordinance 1E (The Carroll County Zoning
Ordinance)

On February 2, 1998, the Board of Zoning Appeals (hereinafter "the Board"), received the application of Aida R. Weinstein for a conditional use for an arts and craft shop in her home at 1416 New Windsor Road. The property is .188 acres and is owned by William and Sharon Kinna. Mrs. Weinstein leases the property and resides there with her son whom she home schools. During the hearing it was apparent that the request was improperly styled. The request was amended to a request for an incidental home occupation as permitted in Section 6.4(b) of the Ordinance and defined on page 20-6 of the Ordinance.

The applicant seeks to utilize a portion of the first floor of her residence for a shop, art studio, and workshop. She seeks to be able to live, work and sell her art from her residence. She anticipates a very small number of customers on a daily basis. She does not intend to have Sunday hours. Parking is available through existing space adjacent to the dwelling and by agreement with the adjoining church property.

The Board finds the use requested to be appropriate use of the land with little or no adverse effects. The Board however, with the consent of the applicant, limits the use to the following conditions:

- (1) The use is limited to the current applicant
- (2) Two parking spaces must be provided for the customers during business hours
- (3) No Sunday hours are permitted

May 18, 1998
Date


James L. Schumacher, Chairman