

Tax Map/Block/Parcel  
No. 46-19-170,171

Building Permit/Zoning  
Certificate No. 96-1342

Case 4103

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Hoffman Brothers, Inc.  
934 Washington Road  
Westminster, Maryland 21157

**ATTORNEY:** Charles M. Preston, Esquire  
Stoner, Preston & Boswell, Chartered  
188 East Main Street  
Post Office Box 389  
Westminster, Maryland 21158-0389

**REQUEST:** Enlargement of parking facilities serving a nonconforming use, to wit:  
a convenience grocery and dairy products store

**LOCATION:** 934 Washington Road (Md. Rt. 32) in Election District 7

**BASIS:** Article 4, Section 4.3; Carroll County Zoning Ordinance 1E

**HEARING HELD:** May 30, 1996

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 authorized the request, and elected not to impose the site plan requirements of Section 4.26 of Ordinance 1E on this application.

The pertinent findings determining the authorization include the facts that the convenience grocery and dairy store is a lawfully existing nonconforming use; the enlargement will involve less than 5,000 square feet of area and provide seven additional spaces as depicted on the plot plan (Applicant's Exhibit 1); the additional spaces are expected to improve ingress and egress to and from the premises; a proposed walkway, benches, landscaping and lighting are also planned; the enlargement, as proposed and subject to (1) installing wheel bumper curbs to prevent vehicles from encroaching or overhanging the adjoining property to the north, (2) installing low level lighting with the lights shielded on the top and sides to prevent glare from interfering with the vision of drivers or adversely affecting neighbors, (3) relocating the proposed traffic directional arrows for the new spaces at least twenty feet south of the location depicted on the plot plan and, (4) establishment of landscaping as generally portrayed by the plot plan will be beneficial and will not adversely affect residents of adjacent properties, the values of those properties, or public interests.

6/17/96

Date

Karl V. Reichlin  
Karl V. Reichlin, Chairman