CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
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TT 410-848-3017

Office of
Zoning Administration

Official Decision
Case ZA-1165
Zoning Administrator
Carroll County, Maryland

APPLICANT: Jay and Pamela Austin

REQUEST: A variance from the required front yard setback of 40 feet to 28 feet and from the required side yard setback of 20 feet to 16 feet for a detached garage

LOCATION: 1515 Bollinger Rd.
Westminster, Md.

MAP/BLOCK/PARCEL: 52/18/505

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181

HEARING HELD: November 4, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variance is granted.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum required front yard setback from 40 feet to 28 feet and from the required side yard setback of 20 feet to 16 feet for a detached garage are as follows:

The applicant wishes to build a detached garage. This lot is wooded and slopes very steeply in the rear yard. Before the house could be built a variance had to be obtained to the front setback because of the steep slope. Due to the location of the septic system and the steep slope there is very little useable area where a garage could be built.

No neighbors were present at the hearing opposing the use; therefore, the granting of this use should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

November 6, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator

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Office of
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Official Decision
Case ZA-1166
Zoning Administrator
Carroll County, Maryland

APPLICANT: Kenneth and JoAnn Sanner

REQUEST: Private kennel for 5 dogs as an accessory use

LOCATION: 4135 Schalk Rd. #1
Millers, Md. 21102

MAP/BLOCK/PARCEL: 15/21/398

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-12 and 223-181

HEARING HELD: December 2, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the private kennel for 5 dogs as an accessory use is granted.

Facts which support the request are as follows:

The applicant owns 5 dogs as pets. They have erected a stockade fence along the property line that adjoins 4207 Schalk Rd. #1. Mr. Norberto Lopez, 4207 Schalk Rd. #1, spoke in opposition. He said that in the past the dogs had come onto his property several times and had acted aggressively. He did state that since the Sanner's had erected the fence the dogs had not come onto his property. Mrs. Sanner submitted letters from three neighbors stating that they had not had any problems with the dogs. Mrs. Sanner also testified that they are leash training and working with their dogs teaching them commands. There is no boarding allowed in conjunction with this approval.

This approval is valid for one year from the date of this decision.

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Dec. 10, 2009
Date

Thomas J. Rio
Thomas Rio
Zoning Administrator Appointee

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Office of
Zoning Administration

Official Decision
Case ZA-1167
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Rhonda Atha
REQUEST:	Private kennel for 6 dogs
LOCATION:	913 Rolling Ridge Dr. Westminster, Md.
MAP/BLOCK/PARCEL:	51/10/376
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-12 and 223-181
HEARING HELD:	December 2, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the private kennel for 6 dogs as an accessory use is granted.

Facts which support the request are as follows:

The applicant owns 6 dogs as pets. The yard is fenced and there will be no boarding of other dogs on the property.

No neighbors were present at the hearing opposing the use; therefore, the granting of this use should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

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December 9, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator

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Office of
Zoning Administration

Official Decision
Case ZA-1168
Zoning Administrator
Carroll County, Maryland

APPLICANT: Ridge L.L.C.

REQUEST: Expansion and structural alteration of a non-conforming use (assisted living facility)

LOCATION: 3816 Ridge Rd.
Westminster, Md. 21157

MAP/BLOCK/PARCEL: 61/11/296

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-9A and 223-181

HEARING HELD: December 2, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the expansion and structural alteration of a non-conforming use (assisted living facility) is granted.

Facts which support the request are as follows:

This assisted living facility was opened before the use was changed to a conditional use in the Zoning Ordinance, thereby making it a nonconforming use. The applicant now wishes to expand the assisted living by adding a 1500 square feet addition to accommodate up to 16 residents. The addition will meet all setback and parking requirements and will cause a minimal increase in traffic.

No neighbors were present at the hearing opposing this request; therefore, the granting of this expansion should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

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December 9, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator

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Office of
Zoning Administration

Official Decision
Case ZA-1169
Zoning Administrator
Carroll County, Maryland

APPLICANT: Ellen Marie Sviatko

REQUEST: Family day care as an accessory use

LOCATION: 1196 Broadmoor Ct.
Hampstead, Md. 21074

MAP/BLOCK/PARCEL: 41/7/613

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-64N and 223-181

HEARING HELD: December 2, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the family day care as an accessory use is granted.

Facts which support the request are as follows:

The applicant has applied to be licensed as a family day care. The site has ample parking and safe turn around for the parents dropping off children.

No neighbors were present at the hearing opposing the use; therefore, the granting of this use should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

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December 9, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator

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Office of
Zoning Administration

Official Decision
Case ZA-1170
Zoning Administrator
Carroll County, Maryland

APPLICANT: Holly Wright

REQUEST: Family day care as an accessory use

LOCATION: 1214 Guadelupe Ct.
Westminster, Md.

MAP/BLOCK/PARCEL: 39/6/754

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-64N and 223-181

HEARING HELD: December 2, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the family day care as an accessory use is granted.

Facts which support the request are as follows:

The applicant has applied to be licensed as a family day care provider and has completed all the required classes.

No neighbors were present at the hearing opposing the use; however this office received a phone call from Paul Hartman at 1214 Guadelupe Court with concerns about the use in common driveway and felt the applicant should pave their driveway.

This approval is valid for one year from the date of this decision.

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December 9, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator

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Office of
Zoning Administration

Official Decision
Case ZA-1171
Zoning Administrator
Carroll County, Maryland

APPLICANT: Victoria G. Albright

REQUEST: Dog grooming for a home occupation as an accessory use

LOCATION: 2701 Mt. Ventus Rd. #1
Manchester, Md.

MAP/BLOCK/PARCEL: 6/22/8

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-72B and 223-181

HEARING HELD: December 2, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing dog grooming for a home occupation as an accessory use is granted.

Facts which support the request are as follows:

The applicant would like to groom approximately 4 dogs per day, 5 days per week which will probably be Tuesday through Saturday. She will work approximately 6 hours per day maximum. The dogs will be dropped off and then picked up when finished. All necessary permits will be secured before opening the business.

No neighbors were present at the hearing opposing the use; therefore, the granting of this use should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

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December 9, 2009
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Official Decision
Case ZA-1172
Zoning Administrator
Carroll County, Maryland

APPLICANT: Elizabeth Cavey

REQUEST: Arts and Crafts Shop as an accessory use

LOCATION: 2640 Marston Rd.
New Windsor, Md.

MAP/BLOCK/PARCEL: 56/11/212

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-72Q and 223-181

HEARING HELD: December 2, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the arts and crafts shop as an accessory use is granted.

Facts which support the request are as follows:

The applicant raises sheep and would like to sell yarn and patterns from her property as well as hand made pottery. She will use a portion of her basement for the shop. There is a parking area adjacent to the walkout basement.

No neighbors were present at the hearing opposing the use; therefore, the granting of this use should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

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December 9, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator