CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
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Office of
Zoning Administration

Official Decision
Case ZA-1174
Zoning Administrator
Carroll County, Maryland

APPLICANT:	David and Donald Patton
REQUEST:	A variance from the required maximum height of 40 feet to 45 feet 3 inches for new construction
LOCATION:	2421 Liberty Rd. Sykesville, Md.
MAP/BLOCK/PARCEL:	74/15/59
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-180B and 223-181
HEARING HELD:	December 2, 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 variance from the required maximum height of 40 feet to 45 feet 3 inches for new construction are as follows:

This new construction is for Section 2 of Nells Acres, an age restricted community. The definition of building height was amended April 7, 2009, by Ordinance No. 09-02. Building height is now measured to the highest roof surface. The site plan for this section was submitted and reviewed prior to that amendment. In order to meet the height requirement the buildings would have to be redesigned with flat roofs. Information was submitted by David Patton regarding the adverse effects of snow load on flat roofs. Flat roofs would also be completely out of character with the rest of this community.

A memo was submitted from the Bureau of Development Review offering support of the requested variance.

No neighbors were present at the hearing opposing the variance; therefore, the granting of this variance 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.

December 9, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator

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Office of
Zoning Administration

Official Decision
Case ZA-1175
Zoning Administrator
Carroll County, Maryland

APPLICANT: Karen B. McCune

REQUEST: A professional office within a dwelling as an accessory use

LOCATION: 137 N. Gorsuch Rd.
Westminster, Md.

MAP/BLOCK/PARCEL: 47/7/511

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

HEARING HELD: December 2, 2009

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the professional office within a dwelling as an accessory use is granted.

Facts which support the request are as follows:

The applicant, represented by her attorney, Isaac Menasche, is a licensed acupuncturist. The intended hours of operation will be from 9:00 a.m. to 6:00 p.m. Monday through Friday. The number of clients will be limited to not more than 7 per day and not to exceed an average of 25 per week. There will be no employees. Two rooms will be used; a waiting room and a treatment room. This property is accessed by a use-in-common driveway and the applicant met with the residents who share the driveway, explained the proposed use and answered any questions. One neighbor expressed concern but was satisfied when the applicant agreed to the referenced number of clients, hours of operation and to share equitably in the maintenance of the use-in-common driveway.

The applicant was referred to the Bureau of Permits and Inspections for all necessary permits.

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.

December 9, 2009
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator