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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1231
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Kevin and Christine Bennett**
REQUEST:	**An Accessory Use for a Cottage Industry**
LOCATION:	**3840 Sams Creek Road, New Windsor, MD 21776**
MAP/BLOCK/PARCEL:	**49/24/101**
APPLICABLE REGULATIONS:	**Chapters 223.72(V) and 223.181**
HEARING HELD:	**September 1, 2010**

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the accessory use is **granted**.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, an accessory use for a cottage industry are as follows:

Mr. Bennett has been in business for over 20 years as a cabinet maker. He has decided to move his wood working shop from an offsite location onto his property. Mr. Bennett has applied for, and has been issued, a building permit for a 2,000 square foot building on his property to move his shop into. The building Mr. Bennett built is centered on his property and is at least 100 yards from any of his neighbors. Mr. Bennett plans on running his shop during normal business hours during the week and some Saturdays. All of his equipment and supplies will be kept indoors in the new building which is insulated. Mr. Bennett runs a one man shop with no plans to have any employees, accept for his wife who runs the company's books from an office in their house. The new building is well screened from adjoining properties by a row of trees which will help with noise from the shop and also visually screening of the building.

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

Sept 8 2010
Date

Jay C Voight
Zoning Administrator