CARROLL COUNTY GOVERNMENT
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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1241
Zoning Administration
Carroll County, Maryland

APPLICANT:	Steven and Dawn Cover
REQUEST:	Beauty Shop as an Accessory Use in a Residence
LOCATION:	2184 Timothy Drive, Westminster, MD 21157
MAP/BLOCK/PARCEL:	61/05/391
APPLICABLE REGULATIONS:	Chapter 223, §223-64(L) and 223.181
HEARING HELD:	October 6, 2010

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the accessory use is granted, with conditions.

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

The applicant has applied for a 2 chair beauty shop to be placed in her attached garage on her property. She stated that she would like to have a 2 chair shop so that she could expand to 2 stylists. There was one neighbor at the hearing who spoke in favor of the request stating she had no problem with having a 2 chair shop. There was also in attendance a neighbor who was opposed to the 2 chair shop on grounds that it violated their neighborhood's covenants which stated that beauty shops and barber shops were not allowed. I informed this neighbor that the covenants are not enforced by the County and that it was a civil matter between the neighbors. I also received letters from other property owners in the area expressing concern for the extra traffic that a beauty shop would bring to the neighborhood. The streets in the neighborhood are County roads and appear to comply with County standards. The extra traffic would not impact Timothy Drive. The neighbors also expressed concern that the chemicals used by a beauty shop would effect their well and septic. The Health Department expressed concern for the applicant's septic capacity that will be addressed during the permit process. The Health Department also stated that they have no reports of chemicals from beauty shops in other areas of the County affecting wells or septic.

Based on the above information, the accessory use is granted with the following conditions:

1. The beauty shop will be a 1 chair shop, solely operated by the applicant, with no employees.
2. The operating hours for the shop will be 8:00 a.m. to 7:00 p.m., Tuesday thru Saturday.
3. A small sign no greater than 3 square feet will be allowed on the building.
4. The accessory use is for the current property owner only and does not follow the property.

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.

October 14 2010
Date

Jay C Voight
Jay C. Voight
Zoning Administrator