CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
MD Relay Service 7-1-1 / 1-800-735-2258

Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1245
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Robert James Bollinger**
REQUEST:	**A cottage industry as an accessory use for a gunsmith shop.**
LOCATION:	**4485 Piney Creek Road, Taneytown, MD 21787**
MAP/BLOCK/PARCEL:	**9/12/40**
APPLICABLE REGULATIONS:	**Chapters 223-72(V) and 223-181**
HEARING HELD:	**November 3, 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 for a gunsmith shop are as follows:

The applicant is proposing to use approximately 1,000 square feet of an existing barn and convert it into a gunsmith shop. He plans on repairing, modifying and making rifles based on customer orders. There will be sales of new rifle orders through the internet and no stock of rifles or guns will be kept on hand, except those that he is repairing. There will be no rifle or pistol ranges on the property. Traffic is limited to those customers picking up or dropping off rifles and guns to be worked on. There will be a small amount of retail sales and that is restricted to those customers that are picking up or dropping off rifles and guns to be worked on. A building permit will need to be applied for the conversion of the barn. The approval is for the applicant only and does not follow the land if sold or transferred to another property.

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.

Nov 9 2010
Date

Jay C Voight
Jay C. Voight
Zoning Administrator