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

Official Decision
Case ZA-1260
Zoning Administration
Carroll County, Maryland

APPLICANT:	Stephen Hartman
REQUEST:	Cottage Industry as an Accessory Use
LOCATION:	4646 Bartholow Road Eldersburg, MD 21784
MAP/BLOCK/PARCEL:	68/02/402
APPLICABLE REGULATIONS:	Chapter 223-72
HEARING HELD:	January 5, 2011

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 machine shop are as follows:

Mr. Hartman has a two story 30X50 building in which he operates a machine shop located on a five acre lot. Mr. Hartman does light metal work and assembly and then he delivers the finished product to his customers. Customers rarely come to the property. The closest residential structure is over 600 feet from the building location. Occasionally, Mr. Hartman may have a truck deliver steel to his property and the driveway appears to be adequate to handle the traffic load. A question was raised by the Bureau of Development Review if the sight distance at the driveway entrance was adequate. After visiting the site and looking at the entrance, I felt the entrance was adequate to handle the small increase in traffic using this entrance. We received an anonymous letter from a neighbor expressing their opposition based on the fact that it is a residential/agricultural neighborhood. Since the proposed cottage industry is an accessory use to a residence, and with the extremely small increase in the amount of traffic and noise, the proposed use should have no effect on adjoining properties. The granting of this accessory use would not affect the character of the neighborhood.

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.

January 7 2011
Date

Jay C Voight
Jay C. Voight
Zoning Administrator