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-1269
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Derrick J. Garland**
REQUEST:	**Cottage Industry with a Maximum of 5 Employees**
LOCATION:	**4050 Doss Garland Drive** **Hampstead, MD 21074**
MAP/BLOCK/PARCEL:	**41/20/730**
APPLICABLE REGULATIONS:	**Chapters 223-64(M) and 223-181**
HEARING HELD:	**March 2, 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 with a variance from 2 to 5 non-resident employees are as follows:

Mr. Garland currently has a small HVAC business with 2 employees located in a garage on his property. Mr. Garland's property is located approximately 1 mile off of a County road; back a private lane that leads to his property. All of the surrounding properties are relatives of Mr. Garland who have no objection to Mr. Garland's business. Mr. Garland proposes using his garage to assemble duct work for his business and then transporting the duck work to a jobsite. Mr. Garland currently employees himself and a helper. In the past he has had as many as 5 employees who spend the majority of their time on jobsites away from the garage. His employees take their vehicles home with them, and there would be no parking of company or employee vehicles at the property, except when they are working in the garage to assemble duct work. The size of Mr. Garland's garage is approximately 30'X40' which is well under the maximum of 2000 square feet allowed.

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.

March 10, 2011
Date

Jay C. Voight
Zoning Administrator