Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1306
Zoning Administration
Carroll County, Maryland

APPLICANT:	Kathy Updike
REQUEST:	Family Day Care for 8 or less children as an accessory use
LOCATION:	2409 Nickoles Drive, Sykesville, MD. 21784
MAP/BLOCK/PARCEL:	74/03/516 Lot 8
APPLICABLE REGULATIONS:	Chapter 223-80(H)
HEARING HELD:	August 3, 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 family day care for 8 or less children as an accessory use are as follows:

There is a continuing need for day care throughout the county. The proposed location of the day care has an adequate driveway for arriving and departing children. The driveway has adequate sight distance for arriving and departing cars. The yard area appears to be well maintained and the applicant proposes to put a fence around the yard.

There were neighbors present at the hearing expressing their concern about noise and traffic, and the presence of wild animals present in the neighborhood. Due to the fact that the property backs up to woodlands, they also had concerns about Nickoles Drive being an adequate road for the additional traffic. Nickoles Drive is a county road which is paved and approximately 24' wide and complies with county standards for roadways. In addressing these concerns, it was determined that

traffic would not increase significantly and that Nickoles Drive was an adequate road for access and that noise from the children should be no greater than normal neighborhood noise. 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 223-181 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.

August 9 2011
Date

Jay C. Voight
Zoning Administrator