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-1338
Zoning Administration
Carroll County, Maryland

APPLICANT:	Mary June Renner
REQUEST:	Accessory Use ~ a dance studio as a professional office.
LOCATION:	618 Oakdale Drive, Hampstead, MD 21074
MAP/BLOCK/PARCEL:	41/13/ 555 ~ Lot 16
APPLICABLE REGULATIONS:	Chapters 223-80 (M) and 223-181
HEARING HELD:	January 4, 2012

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 dance studio as a professional office, are as follows:

The applicant proposes to use an area above her garage for a dance studio. She uses the space three or four times a week for classes with up to 10 people attending. Most of the classes are done by 8:30 p.m., with an occasional class or individual instruction lasting until 10:00 p.m.

The applicant can park at least six cars in her driveway. She has enough parking located along the street in front of her house to provide additional parking without causing any traffic problems, or access for her neighbors and emergency vehicles.

Numerous neighbors testified on behalf of the applicant and said they have very little noise, if any, coming from the applicant's residence during her dance classes, nor have they had any problems with parking or traffic generated from the applicant's activities at her dance studio.

Based on the facts that this has been an ongoing activity at the applicant's residence, and that there has been no reported problems or concerns by the neighborhood, the accessory use as a dance studio as a professional office is granted.

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.

January 10 2012
Date

Jay C Voight
Jay C. Voight
Zoning Administrator