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-1339
Zoning Administration
Carroll County, Maryland

APPLICANT:	Gregory O. Bromwell
REQUEST:	Expansion of a Home Occupation
LOCATION:	2121 Don Ave., Westminster, MD 21157
MAP/BLOCK/PARCEL:	52/21/403
APPLICABLE REGULATIONS:	Chapter 223-64(B) and 223-181
HEARING HELD:	January 4, 2012

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variance is granted.

Facts which support the request for relief from the strict terms of the Ordinance; in this case, a variance to the maximum of 500 square feet for a home occupation to use a side garage for storage of materials, are as follows:

The applicant has approval for a home occupation for an office in his residence for his plumbing business. The applicant is requesting an expansion of the approval to use an existing 20x40 metal storage building, which is located on his property, to store plumbing materials inside. The maximum amount of square footage that may be used for the storage of plumbing supplies is 731 square feet inside the 20'X40' building. There are no additional buildings proposed, and there is no expansion to the existing parking area. In addition, there are no employees working from the property.

The Office of Zoning Administration did review numerous e-mails and phone calls from neighbors voicing their opposition to re-zone the applicant's property from residential to commercial use. There is NO rezoning of the property to commercial use; the property will retain the existing zoning designation of R-40,000 which is a residential zoning designation. A home occupation is an accessory use to a residence, and allows for no employees using the property except for those who reside on the property.

This approval applies only to the existing residents of the property. If the property is sold or transferred to another party, then they must re-apply for approval for a home occupation.

The granting of the variance should have no adverse effect on adjoining property owners or the surrounding neighborhood.

This approval is valid for one year from the date of the decision unless a zoning certificate or building permit is issued for the use or variance.

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 11, 2012
Date

Jay C Voight
Jay C. Voight
Zoning Administrator

Copy: Steven Powell, Chief of Staff, Board of County Commissioners
Tom Develbiss, Acting Director, Land Use, Planning and Development
Jonathan Scruggs, Assistant County Attorney, Department of the County Attorney