

Jay C. Voight, Zoning Administrator

410-386-2980, fax 410-386-2451
Toll-free 1-888-302-8978
MD Relay service 7-1-1/1-800-735-2258



Office of Zoning Administration

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

Official Decision
Case ZA-1350
Zoning Administration
Carroll County, Maryland

APPLICANT: Leigh Bay
REQUEST: A Home Occupation as an Accessory Use
LOCATION: 342 Fair Avenue, Westminster, MD 21157
MAP/BLOCK/PARCEL: 46/08/478
APPLICABLE REGULATIONS: Chapters 223-87(H) and 223-181
HEARING HELD: March 7, 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, a home occupation as an accessory use, are as follows:

Ms. Bay is a graphic designer and would like to work from home. The majority of her work is done via the internet and there will be no customers coming to the house. Due to the fact that her work is internet based, there should not be an increase in deliveries to the neighborhood.

One neighbor was present at the hearing, and there was no opposition to 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.

DEPARTMENT OF LAND USE, PLANNING & DEVELOPMENT
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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.

March 9 2012
Date

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Official Decision
Case ZA-1351
Zoning Administration
Carroll County, Maryland

APPLICANT: Carla Vincent
REQUEST: A one chair hair salon as a home occupation.
LOCATION: 5907 Dale Court, Eldersburg, MD 21784
MAP/BLOCK/PARCEL: 73/04/525
APPLICABLE REGULATIONS: Chapters 223- 80 (L) and 223-181
HEARING HELD: April 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, a one chair hair salon are as follows:

Mrs. Vincent would like to have a one chair hair salon in her basement so she can service her clients at home. The proposed salon would be located in her existing basement with the entrance through the basement door located to the rear of her house. Mrs. Vincent would usually have one or two customers at a time and there appears to be adequate parking in her existing driveway to handle the volume of traffic associated with the salon. Mrs. Vincent was informed that she will need to acquire a building permit for any modification to her basement. In addition, Mrs. Vincent's neighborhood has a number of children walking to the nearby elementary school in the morning and late afternoon. To provide a safe neighborhood for the children to walk to school, Mrs. Vincent is allowed to operate her salon from 9:00am to 3:00pm three days per week and one evening per week from 5:00pm to 9:00pm. Any expansion of the salon's operating hours or number of chairs or employees will require a new hearing for approval.

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Neighbors were present at the hearing; however, there was no opposition to the proposed use; therefore the granting of this accessory use should have no adverse effect on any adjoining property owners.

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April 11 2012
Date

Jay C. Voight
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Zoning Administrator

Cc: Jason Green

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Official Decision
Case ZA-1352
Zoning Administration
Carroll County, Maryland

APPLICANT: Beverly True for Wayne and Sylvia Fox

REQUEST: Reduction of a 40 foot front yard setback to 31 feet for an addition.

LOCATION: 2075 Brick Church Road
New Windsor, MD 21776

MAP/BLOCK/PARCEL: 50/6/219

APPLICABLE REGULATIONS: Chapters 223-70 and 223-181

HEARING HELD: April 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 reduction of a 40 foot front yard setback to 31 feet, are as follows:

Mrs. True presented a plan on behalf of the property owners, Wayne and Sylvia Fox, for an addition for a garage with a bedroom and living room located above the garage. The Foxe's house is situated on the lot with the side of the house facing Brick Church Road. The existing driveway is aligned with the rear of the house. The location of the proposed addition takes advantage of the natural topography of the property; therefore, minimizing the amount of grading necessary for the addition. The proposed addition will not affect adjoining properties. Based on the above, the variance of the 40 foot front yard setback to a 31 foot front yard setback is granted.

No neighbors were present at the hearing opposing the variance; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

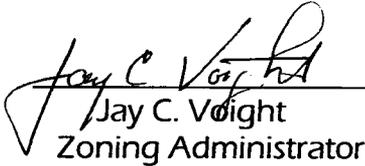
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This approval is valid for one year from the date of this decision.

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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.

April 11 2012
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