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-1355
Zoning Administration
Carroll County, Maryland

APPLICANT:	Raymond Patterson
REQUEST:	Home occupation as an accessory use.
LOCATION:	1049 Fannie Dorsey Road, Sykesville, MD 21784
MAP/BLOCK/PARCEL:	72/15/461
APPLICABLE REGULATIONS:	Chapters 223-64 (B) 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, an accessory use for a home occupation, are as follows:

The applicant, Mr. Raymond Patterson, is applying for a home occupation to produce handmade jewelry from a shed located on the property. The jewelry will then be placed for sale at arts and crafts shows and at a store located in Montgomery County. Mr. Patterson testified that there would be selling of his jewelry via the internet. No sales of his jewelry would be made to the public from his property. Mr. Patterson testified that there would be no fumes or odor produced from the making of his jewelry.

There were two neighbors present at the hearing. Their concerns were the increase of traffic onto the property and the safety of their families as a result of the increased traffic. There is a fence that surrounds the properties and also runs the length of the driveway separating the properties from each other. There should not be an increase in traffic; 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.

April 11 2012
Date

Jay C Voight
Jay C. Voight
Zoning Administrator