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-1365
Zoning Administration
Carroll County, Maryland

APPLICANT:	Paul M. Falcon
REQUEST:	A cottage industry as an accessory use and a variance of the 2,000 sq. ft. to a 3,000 sq. ft. for the building
LOCATION:	1708 Keysville Road South Keymar, MD 21757
MAP/BLOCK/PARCEL:	26/17/37
APPLICABLE REGULATIONS:	Chapters 223-72(V) and 223-181
HEARING HELD:	May 2, 2012

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the accessory use and variance are granted.

Facts which support the request for relief from the strict terms of the Ordinance; in this case, a cottage industry as an accessory use and a variance of the 2,000 square feet to 3,000 square feet for the building are as follows:

Mr. Paul Falcon proposes to build a 3,000 sq. ft. building to create and manufacture scenery and art work on his property. Mr. Falcon creates scenery and art work for various types of productions throughout the state. His request for additional space for the building is based on the fact that he may have multiple projects he may be working on at any one time, and he will need space to store his work until it is needed. He is proposing to build a barn-like structure to work in. Mr. Falcon's request for a cottage industry will allow him to have two employees on site. His request will have no greater impact than any other accessory use; therefore, his request for an expansion of the 2,000 sq. ft. to 3,000 sq. ft. and the request for the cottage industry are approved.

A neighbor was present at the hearing with concerns, but not opposing the use; therefore, the granting of this accessory use and variance 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.

May 8 2012
Date

Jay C Voight
Jay C. Voight
Zoning Administrator