

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-1366
Zoning Administration
Carroll County, Maryland

APPLICANT: John Trevor Wesley Hoff
REQUEST: Roadside Stand as an Accessory Use
LOCATION: 2423 Marston Road
New Windsor, MD 21776
MAP/BLOCK/PARCEL: 56-03-111/112
APPLICABLE REGULATIONS: Chapters 223-72(S) and 223-181
HEARING HELD: May 2, 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 roadside stand as an accessory use, are as follows:

Mr. John Hoff is proposing to convert an existing garage on his property to a roadside stand to sell farm products year round. The building he wishes to convert is a 20' X 20' garage located at the rear of the property. The entrance to this garage is located off of Marston Road and is located between two houses. Due to the location of the driveway entrance, Mr. Hoff proposes to block off this entrance for safety reasons and use an existing entrance, that he owns on an adjoining property, for his customer parking area; therefore, creating a safer entrance/exit to his store.

Mr. Hoff proposes selling local produce and farm products from surrounding farms. The proposed use will have no greater impact than any other accessory use. By closing the one entrance to the property, Mr. Hoff has addressed safety concerns about access to the property, therefore, the proposed accessory use as a roadside stand is granted.

DEPARTMENT OF LAND USE, PLANNING & DEVELOPMENT
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Mr. Hoff has applied for a building permit for a change of use and will have the appropriate inspection completed, and will have to comply with Health Department standards.

Neighbors were present at the hearing, but were not opposing 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.

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 9 2012
Date

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