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-1368
Zoning Administration
Carroll County, Maryland

APPLICANT:	Samuel and Kathleen Alascia
REQUEST:	A Home Occupation for an Internet Based Business
LOCATION:	6251 White Birch Road Eldersburg, MD 21784
MAP/BLOCK/PARCEL:	73/09/813
APPLICABLE REGULATIONS:	Chapters 223-80(B) 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 home occupation for an internet based business, are as follows:

Mr. and Mrs. Alascia propose to use a portion of their basement for internet based coordination of marketing, sales and delivery of food. The proposed business office is involved in scheduling and coordination of an off-site food delivery business. There will be no food deliveries or salesman operating from the house. Any and all sales or coordinating meetings will take place at another location. The only employees that are allowed at this location are immediate family members of Mr. and Mrs. Alascia; this is limited to sons and daughters and brother and sister of the applicant.

No neighbors were present at the hearing, but we did receive emails expressing concerns about the business and approving the use. A concern was raised by some neighbors about parking. The Alascias's testified that they can provide two parking

spaces in their garage and can park two cars in their driveway. In addition, I observed there were at least two parking spaces on the street that were located directly in front of their house. Parking appears to be adequate.

There is to be no evidence from the outside indicating a business is being run from the property, including no signage. No delivery trucks are allowed other then the standard UPS or Fed Ex trucks. No products are to be stored at this property.

After reviewing their concerns and the facts presented, it was determined that the business could operate without creating undo impact to the neighbors; 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 11 2012
Date

Jay C. Voight
Zoning Administrator