OFFICIAL DECISION
Case ZA-1224
Zoning Administration
Carroll County, Maryland

APPLICANT:
Heidi Zentz

REQUEST:
A Home Occupation as an Accessory Use

LOCATION:
1901 Tea Mint Drive, Westminster, MD 21157

MAP/BLOCK/PARCEL:
52/23/669 ~ Lot 15

APPLICABLE REGULATIONS:
Chapters 223.64(B) and 223.181

HEARING HELD:
August 4, 2010

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’s business is a lunch delivery service and all the cooking and preparation is done off-site in a commercial kitchen. The applicant would like to use a room in her home for her business office and to receive orders by phone. There will be no employees on-site and no deliveries to her home.

No neighbors were present at the hearing 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 223-188 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.

August 4, 2010

Jay C. Voight
Zoning Administrator