

**Tax Map/Block/Parcel**  
No. 68-15-431

**Building Permit/Zoning**  
Certificate No. 02-2956

Case 4714

**OFFICIAL DECISION**  
**BOARD OF ZONING APPEALS**  
**CARROLL COUNTY, MARYLAND**

**APPLICANT:** Glenn A. & Jamie A. Nichols  
5209 Stone Mill Court  
Sykesville, Maryland 21784-8901

**ATTORNEY:** N/A

**REQUEST:** An appeal of a Notice of Violation ordering Appellants to reduce the size of the existing business to conform with the definition of a home occupation and an application requesting expansion beyond what currently exists to construct a 30 Ft. x 30 Ft. concrete slab and to be permitted to have one employee.

**LOCATION:** The site is located at 5209 Stone Mill Court, Sykesville, MD 21784, on property zoned "R-20,000" Residential District in Election District 14.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-182 C

**HEARING HELD:** October 2, 2002

**FINDINGS AND CONCLUSION**

On October 2, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for an appeal of a Notice to Violation to reduce the size of the existing business to conform with the definition of a home occupation and to request expansion beyond what currently exists to construct a 30 Ft. x 30 Ft. concrete slab and to be permitted to have one employee. Based on the testimony and evidence presented for outdoor storage, the Board made the following findings and conclusion:

The Zoning Ordinance at Section 223-2 allows home occupations. However, they are permitted to occupy only 500 square feet of a residence, have no employees, and not alter the residential character of the dwelling. The Appellant's stonecutting business in his residence takes up well in excess of 500 square feet, and he is requesting an additional 30 x 50 feet of outdoor storage space. The Board finds that the Appellant's operation does not constitute a home occupation as defined in our Zoning Ordinance. It occupies over 500 feet of the house. In addition, outdoor storage of materials and a large commercial dumpster are inconsistent with the

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residential character of the home and the neighborhood. In addition, it appears the Appellant's business is prohibited under the residential covenants of the neighborhood.

Because the Appellant's business exceeds the allowable limits for a home occupation, the Notice of Violation is upheld. In addition, the Appellant's request for approval of one employee for the expansion of the business is denied.

10-28-02

Date

Ronald F. Hoff

Ronald F. Hoff, Acting Chairman