

**Tax Map/Block/Parcel
No. 53-14-263**

**Building Permit/Zoning
Certificate No. 01-3633**

Case 4792

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

APPLICANT: Ronald & Joanne Sebeck
1250 Canon Way
Westminster, Maryland 21157

ATTORNEY: N/A

REQUEST: An application for an appeal of the Zoning Administrator's determination denying a request for an addition to an existing dwelling.

LOCATION: The site is located at 2200 Baltimore Boulevard, Finksburg, MD 21048, on property zoned "R-40,000" Residential District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-188 B

HEARING HELD: April 30, 2003

FINDINGS AND CONCLUSION

On April 30, 2003, the Board of Zoning Appeals (the Board) convened to hear the appeal of the Zoning Administrator's determination denying a request for an addition to an existing dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The referenced property was the subject of a hearing in Case No. 4618. The Appellants were granted a conditional use to use a residence as a professional office. The Applicant is proposing a 16 Ft. addition to the rear of the structure to enable employees to work in space away from Route 140.

The problem with the current request is that the Appellants failed to obtain a commercial site plan for their current use of the building. They have been less than cooperative with the Bureau of Development Review in furnishing requested information. No use and occupancy permit was issued due to the lack of an approved site plan.

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The Zoning Administrator testified that he would likely have approved the 16 Ft. addition had the site plan issue ever been resolved. However, in light of the current problems with compliance, he would not approve the addition. The Board concurs. We cannot approve an expansion of the current use which is not in compliance with County site plan/building code requirements. Accordingly, the Zoning Administrator's denial of the permit is upheld by the Board and the appeal is denied.

5/22/03

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman