

**Tax Map/Block/Parcel
No. 67-03-57**

**Building Permit/Zoning
Certificate No. 03-0947**

Case 4800

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

APPLICANT: Burrier-Queen Funeral Directors, P.A.
1212 Old Liberty Road West
Sykesville, Maryland 21874

ATTORNEY: Charles O. Fisher

REQUEST: An application for the expansion of an existing non-conforming use for a 30 x 20 ft.* addition intended to contain a crematorium retort and a variance to the 50 ft. rear yard setback as needed.

LOCATION: The site is located at 1212 West Old Liberty Road, Sykesville, MD 21784, on property zoned "A" Agricultural District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-9 A (1)

HEARING HELD: May 28, 2003

FINDINGS AND CONCLUSION

On May 28, 2003, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use the expansion of an existing non-conforming use for a 30 ft. x 40 ft. addition intended to contain a crematorium retort and a variance to the 50 ft. rear yard setback as needed. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant currently operates a funeral home at the referenced address. The operation is nonconforming in the Agricultural Zone, as it existed prior to the adoption of the Zoning Ordinance in Carroll County. Thus, the variance request is not necessary.

The Applicant wishes to expand an existing building at the funeral home to accommodate the installation of a crematorium. The crematorium will be an accessory use to the funeral home. The existing garage will be enlarged to fit the crematorium. The Board finds that the proposed addition will not generate harmful effects such as traffic, noise or decreased property values. In fact, it will be barely discernable. In addition, the funeral home's neighbors are a high school and fire company, which will not be affected in any way.

* Amended to 30 x 40 ft. at the hearing.

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Accordingly, the request for a 30' x 40' expansion of an existing garage is approved.

6/12/03

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman