

Tax Map/Block/Parcel
No. 59-17-76

Building Permit/Zoning
Certificate No. 03-2096

Case 4819

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

APPLICANT: Philip L. Pickett
5338 Wendy Road
Sykesville, Maryland 21784-6858

ATTORNEY: N/A

REQUEST: An application for a conditional use for a professional office within a dwelling.

LOCATION: The site is located at 3143 Old Westminster Pike, Finksburg, MD 21048, on property zoned "R-10,000" Residential District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-86 A and 223-79 (G)

HEARING HELD: July 30, 2003

FINDINGS AND CONCLUSION

On July 30, 2003, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a professional office within a dwelling. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant wishes to operate a construction business in a residential dwelling. He will not reside there, but will work there Monday through Friday, 8:00 a.m. to 6:00 p.m. He will have one employee. No commercial vehicles will be parked there. No deliveries of construction supplies or warehousing of materials will occur. The dwelling will retain its residential character.

Based upon the above, the Board finds that the proposed use will not generate adverse effects here above and beyond those normally associated with such a use. Accordingly, the conditional use is granted, subject to the following conditions designed to preserve the residential character of the home:

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1. No outside storage of equipment or commercial vehicles.
2. No long term parking of construction or commercial type vehicles.
3. No structural alterations to the exterior of the building.
4. Only one professional office permitted in the house.

8/25/03

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman