

**Tax Map/Block/Parcel  
No. 73-11-201**

**Building Permit/Zoning  
Certificate No. 05-2811**

**Case 5126**

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

**APPLICANT:** Anthony Cimino  
6275 Wheat Miller Court  
Mt. Airy, MD 21771

**ATTORNEY:** N/A

**REQUEST:** A conditional use for a professional office (real estate office) with up to 3 employees in an existing dwelling.

**LOCATION:** The site is located at 1121 Liberty Road, Sykesville, on property zoned "R-10,000" Residential District in Election District 5.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-86 A, 223-79 G and 223-186 A (2)

**HEARING HELD:** September 22, 2005

**FINDINGS AND CONCLUSION**

On September 22, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for professional office (real estate office) with up to 3 employees in an existing dwelling. The Board made the following findings and conclusion:

The Applicant wishes to open an "Assist to Sell" real estate office in the referenced dwelling. A neighboring dwelling is currently a hair salon. The office will generate little traffic, as the agents employed there typically work off site. Clients will rarely visit the office. A small sign will be erected in accordance with the Zoning Code. The dwelling fronts a busy section of Liberty Road.

The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted, subject to the following conditions:

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1. Hours of operation shall be limited to 8:30 a.m. to 7:00 p.m. – Monday through Friday; weekends, 10:00 a.m. to 4:00 p.m.
2. No more than three (3) employees shall work at the office.
3. The residential character of the exterior of the building shall be maintained.

*Oct 19, 2005*

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Date

*Jacob M. Yingling*  
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Jacob M. Yingling, Chairman