

Tax Map/Block/Parcel
No. 59-13-984

Building Permit/Zoning
Certificate No. 06-1756

Case 5242

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

APPLICANT: George Reaver
1910 Galaxy Drive
Finksburg, MD 21048

ATTORNEY: n/a

REQUEST: Conditional use for a professional office with two employees in the existing residence.

LOCATION: The site is located at 1910 Galaxy Drive, Finksburg, on property zoned "R-40,000" Residential District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Section 223-63 and 223-186A (3)

HEARING HELD: July 26, 2006

FINDINGS AND CONCLUSION

On July 26, 2006, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a professional office with two employees in the existing residence. The Board made the following findings and conclusion:

The Applicant operates an office from which he and another employee coordinate conferences in various locations throughout the county. They spend a lot of time out of the office setting up the conferences. The Applicant resides at the house. No customers come to the property, and most work is done over the phone or via a computer. There are few deliveries to the office.

Based on the above, the Board finds that the request will not generate greater adverse effects (i.e., dust, noise, traffic, congestion) at this location than elsewhere in the zone. Accordingly, the conditional use is granted, subject to the following conditions:

1. No more than 2 employees (including the applicant) may work at the office.
2. Hours for the non-resident employee shall be from 8:00 a.m. to 6:00 p.m., Monday through Friday, except in unusual or extraordinary circumstances.

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3. There shall be no sign.
4. The use is non-transferrable and granted to the Applicant only.
5. In accordance with the Code of Public Local Laws and Ordinances, §103-19, a site plan shall be submitted to the County.

8/16/06
Date


Jacob M. Yingling, Chairman