

**Tax Map/Block/Parcel
No. 26-15-106**

**Building Permit/Zoning
Certificate No. 02-0083**

Case 4656

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

APPLICANT: Chad Lertora
8230 Mumma Ford Road
Keymar, Maryland 21757

ATTORNEY: N/A

REQUEST: An application for a variance from the maximum space allowed for a home occupation (stone cutting operation) from 500 Sq. Ft. to 3,000 Sq. Ft.

LOCATION: The site is located at 8230 Mumma Ford Road, Keymar, MD 21757, on property zoned "C" Conservation District in Election District 10.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-2 and 223-182 B

HEARING HELD: February 26, 2002

FINDINGS AND CONCLUSION

On February 26, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for a variance from the maximum space allowed for a home occupation (stone cutting operation) from 500 Sq. Ft. to 3,000 Sq. Ft. The applicant and his father purchased a parcel of land four years ago consisting of 38 acres, subdividing into two lots with the applicant building a home on his 18 acres in September 2001. On his parcel, he had a farm building constructed. The building is 75' from the house. Now he wants to move his specialized stone cutting operation to this building. He had been in the family stone cutting business for ten years, making special order tabletops, tiles, and countertops out of marble and stone.

The area is primarily agricultural with the closest neighbor being 500-600 yards away. The supplies need one truck delivery of materials each week. Materials being delivered include 120 lb. medallions of granite and marble to be cut into 12" x 12" tiles. The special orders are made at the shop and the applicant delivers the finished product to the final destination in his own truck. No dust will be generated as a result of this operation. A septic truck will come in

once a week to empty tanks of approx 300 gallons of dirty water. He would screen his building with cypress trees to help with screening.

The Zoning Ordinance allows for home occupations in a dwelling or accessory building, provided the space used does not exceed 500 sq. ft. The proposed use is over 3,000 sq. ft. The Board finds that due to the location within the Conservation zone and the large size of the building at issue, the proposed use will far exceed the typical home occupation, and that no hardship has been proven in this case. Accordingly, the request for a variance is denied.

3/19/02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman