

Tax Map/Block/Parcel
No. 30-8-59
Case 5909

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

APPLICANT: Joshua Cole
1325 Pleasant Valley Road
Westminster, MD 21158

ATTORNEY: N/A

REQUEST: Request for an expansion of non-conforming use to erect a 21 by 24 foot addition on the side of the home. The non-conforming use property has a gross floor area of 880 square feet.

LOCATION: The site is located at 1325 Pleasant Valley Road, Westminster, Maryland on property zoned "A" Agricultural in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Section 158.033.

HEARING HELD: January 5, 2016

FINDINGS AND CONCLUSION

On January 5, 2016, the Board of Zoning Appeals (the Board) convened to hear the request for an expansion of non-conforming use to erect a 21 by 24 foot addition on the side of the home. The non-conforming use property has a gross floor area of 880 square feet. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

Joshua Cole testified about the request for the expansion of his house. He stated that the house was built in 1907. In order to accommodate his family he wanted to add a master bedroom, a living room, a one half bathroom and a room for his aunt. He hopes to have the construction completed by early spring. He stated that he had talked to his neighbors about the expansion and there were no objections. No one appeared at the hearing in opposition to the request.

In a December 10, 2015, Nokomis Ford, Planning Technician, and Lynda Eisenberg, Chief, Bureau of Comprehensive Planning, sent a memorandum to the Board. The memo stated that the request is compatible with the vision and goals for the area as expressed in the Carroll County Master Plan. The staff finding was that the request is consistent with the 2014 Carroll

County Master Plan and would not have an adverse effect on the current use of the property or its environs.

The Board was convinced that authorization of the request with regard to the expansion of a nonconforming use was consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses of the zoning ordinance, and would not unduly affect the residents of adjacent properties, the values of those properties, or public interests. Based on the findings of fact made by the Board above, the Board found that the proposed project would not generate adverse effects (i.e. noise, traffic, dust, water issues, lighting issues, property depreciation, etc.) greater here than elsewhere in the zone. The Board approved the expansion of a nonconforming use requested by the applicant.

8 January 2016
Date

Gary E. Dunkleberger
Gary E. Dunkleberger, Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Land Use Article, Section 4-401 of the Annotated Code of Maryland.

Pursuant to Section 158.133 (H)(3) of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.