

Tax Map/Block/Parcel
No. 47-11-493

Building Permit/Zoning
Certificate No. 05-3567

Case 5151

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

APPLICANT: John C. & Elaine Z. Massicott
248 S. Houcksville Road
Hampstead, MD 21074

ATTORNEY: Jeff Griffith

REQUEST: Conditional use for a professional office of resident (Plumbing business) or, in the alternative, request for a contractor's equipment storage facility (plumbing business).

LOCATION: The site is located at 248 S. Houcksville Road, Hampstead, on property zoned "A" Agricultural District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 A (21), (31), (5), and 223-186 A (2)

HEARING HELD: November 29, 2005

FINDINGS AND CONCLUSION

On November 29, 2005, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a professional office of resident (plumbing business) or, in the alternative, request for a contractor's equipment storage facility (plumbing business). The Board made the following findings and conclusion:

The Applicants have operated a plumbing business from their home without benefit of Board approval for approximately 12 years. Mr. Massicott runs the business, while Mrs. Massicott performs some bookkeeping duties. No other employees reside at this location.

The business has 4 employees, who arrive at this location at approximately 7:00 a.m. on weekdays. They depart shortly thereafter, usually for the rest of the day. There is a delivery approximately once a month for the business. No plumbing equipment or materials are stored on the site. There is approximately one acre of the parcel set aside for the parking of 3 to 4 trucks.

The lot is heavily wooded and well screened for the neighbors. The Applicants also own some other equipment that is used for personal tasks, such as maintaining the grounds. A pole barn erected on the property approximately 10 years ago houses this equipment.

OFFICIAL DECISION

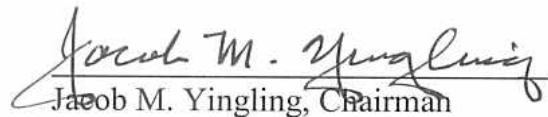
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The Board finds that this professional office in the residence at this location, and the incidental parking of vehicles associated with the business does not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted, subject to the following conditions:

1. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m.
2. The use is non-transferable.
3. A site plan shall be submitted in accordance with the Carroll County Public Local Laws and Ordinances, Section 103-19.

12/21/05
Date


Jacob M. Yingling, Chairman