

Tax Map/Block/Parcel
No. 43-18-163

Building Permit/Zoning
Certificate No. 02-4658

Case 4773

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Richard Grandinetti
3820 Watson Lane
Union Bridge, Maryland 21791

ATTORNEY: N/A

REQUEST: An application for a conditional use for a cottage industry; a variance to allow a part-time employee; and a variance to exceed the 1200 sq. ft. maximum area.

LOCATION: The site is located at 3820 Watson Lane, Union Bridge, MD 21791, on property zoned "A" Agricultural District in Election District 2.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 A (30) and 223-2

HEARING HELD: January 29, 2003

FINDINGS AND CONCLUSION

On January 29, 2003, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a cottage industry; a variance to allow a part-time employee; and a variance to exceed the 1200 Sq. Ft. maximum area. Based on the testimony and evidence presented, the Board makes the following findings and conclusions:

The Applicant operates a custom automobile metal fabrication business on his property. Most cars coming into him do not have engines in them and no mechanical maintenance work (oil changes, etc.) is performed. The Applicant is requesting a variance to maximum size of building since his existing building is 1,733 sq. ft. (but he never uses the entire area for this operation) and he has a part time employee helping him with the business. The Applicant has resided at this property for 20 years and started this business 10 years ago. The hours of operation are 9:00 – 5:30 five days week (M-F). The Applicant works on his own cars in the shop on Saturdays.

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The Board finds that restrictions could be put on business to make it acceptable to the community. The Board granted the conditional use request for a cottage industry with a variance to allow one part time employee not to exceed 20 hrs per week and a variance to the maximum allowable space of 1,200 sq. ft. to 1,733 sq. ft. with several restrictions including:

- 1) No sign of any kind
- 2) All vehicles for business must be stored inside of building
- 3) Storage of all work materials out of sight.
- 4) No more than two untagged vehicles at anytime
- 5) Two trailers and one tractor may be kept on property
- 6) All waste materials in building – not outside
- 7) Screening along Watson Lane – double row of trees 5 Ft. high
- 8) Hours of operation 9:00 – 5:30 Monday – Friday

2-27-03

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman