

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Donald W. Groom
7433 Old Washington Road
Woodbine, Maryland 21797

REQUESTS: Conditional use for landscaping services, and
variances to lot area, one minimum required side
yard, and minimum distance requirements pertaining
thereto.

LOCATION: 7433 Old Washington Road (Md. Rt. 97) in Election
District 14; Hallowell's Division of Flohr Farm
subdivision, Section 5, lot 19 recorded in Carroll
County Plat Records in Book 8, page 63.

BASES: Article 5, Sections 5.2(f) and 5.5; Article 15,
Section 15.5; Ordinance 1E.

HEARING HELD: April 25, 1989

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the requests, subject to the conditions noted below. The pertinent findings justifying the authorizations include the following facts:

The applicant, Mr. Groom, has resided on the premises for the last sixteen years. Mr. Groom operates a landscaping business and propagates plants and shrubs on the premises. Mr. Groom uses such plants and shrubs in providing landscaping services to others. Commercial sales are not normally conducted on the premises. Mr. Groom now proposes to sell shrubs and trees elsewhere, and requests authorization to temporarily store shrubs and trees purchased elsewhere prior to being transported to commercial sites for sale. In conjunction with operation of the landscaping business, Mr. Groom requests authorization for parking, or temporary storage, of equipment used in conducting the landscaping business. Although the record of this case reflects concerns related to the requests, the Board finds no indication that authorization of the requests as proposed and conditioned below will unduly affect the adjoining properties or public interest.

In order to promote the intent and purpose of the Zoning Ordinance, the Board hereby imposes the following conditions of authorization:

1. The authorization is strictly limited to the present equipment and replacement equipment of the same or similar types. The present equipment consists of:
 - 1 ton Ford 350 truck
 - 1 tag-along trailer
 - 1 11315 Massey-Ferguson tractor
 - 1 235 Massey-Ferguson tractor
 - 1 hydroseeder-including ancillary attachments.
2. Equipment that can reasonably be parked or stored within the existing barn shall be kept within the barn when not in use.
3. No business identification sign is authorized.
4. No sales of shrubs or trees shall be permitted on the premises.
5. Due to the particular circumstances in this case, authorization of these requests are limited solely to the applicant and shall not inure to heirs or assigns.

May 23, 1989
Date

John Totura
John Totura, Chairman