

Tax Map/Block/Parcel
No. 68/13/470

Building Permit/Zoning
Certificate No. 90-0583

Case 3347

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

APPLICANT: Michael E. Bledsoe, Sr.
T/A Mike & Sons
2441 Braddock Road
Mt. Airy, Maryland 21771

ATTORNEY: Clark R. Shaffer, Esquire
6 North Court Street
Westminster, Maryland 21157

REQUEST: A conditional use for a contractor's equipment storage facility; and, a variance reducing the minimum distance requirements pertaining thereto

LOCATION: 5403 New Expansion Drive in Election District 14; Central Maryland Service and Distribution Center subdivision, Plat B, Section 2D, Lot 36 recorded in Carroll County Plat Records in book 29, page 87

BASES: Article 12, Section 12.2(a); Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: May 29, 1990

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the conditional use and variance as requested. The pertinent findings determining the Board's decision include the facts that the property is in "I-R" Restricted Industrial District; authorization of the variance to the minimum distance requirements from the residential development on the east side of Klee Mill Road is necessary in order to preclude practical difficulty and unreasonable hardship in the use of the property; and, there is no indication that establishment and operation of the contractor's equipment storage facility as proposed will unduly affect the adjacent properties or public interest. Attention is directed to the fact that the proposed use is subject to the provisions of Article 4, Section 4.23 and Article 10, Section 10.4(d) of Ordinance 1E which require submission and approval of a landscaping and commercial site development plans.

June 1, 1990
Date

JDN/bmb/C3347DEC
May 31, 1990

John Totura
John Totura, Chairman