

Tax Map/Block/Parcel  
No. 29-7-14

Building Permit/Zoning  
Certificate No. 90-3372

Case 3457

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

**APPLICANT:** Joel C. Greer  
3722 Old Taneytown Road  
Taneytown, Maryland 21787

**REQUEST:** To amend condition 3 of the Board of Zoning Appeal's decision in Case 2406, conditionally authorizing a takeoff and landing strip, to allow a second airplane to be kept on the property

**LOCATION:** 3722 Old Taneytown Road (Md. Rt. 832) in Election District 2

**BASIS:** Article 17, Section 17.2; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** October 23, 1990

On October 23, 1990, the Board of Zoning Appeals conducted a public hearing pertaining to the request by Mr. Joel C. Greer to amend condition 3 of the Board of Zoning Appeal's decision in Case 2406, conditionally authorizing a takeoff and landing strip, to allow a second airplane to be kept on the property at 3722 Old Taneytown Road (Md. Rt. 832).

The Board visited the site October 19, 1990, prior to the public hearing.

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 will authorize the request and amend condition 3 in Case 2406 to allow the second airplane to be normally kept on the property.

The pertinent findings determining the Board's decision include the following facts:

**FINDINGS OF FACT**

Following the public hearing of Case 2406 on October 31, 1985, the Board of Zoning Appeals conditionally authorized Mr. Greer's request for establishment of a takeoff and landing strip as a conditional use.

In authorizing the request, the Board exercised its authority to impose conditions to govern establishment and operation of the

conditional use. The conditions were imposed to minimize affects of the use upon the neighborhood and to regulate the particular operation of the takeoff and landing strip as generally described by Mr. Greer during the public hearing, regardless of ownership of the property.

Mr. Greer, an experienced and licensed pilot of many years, now requests permission to keep two airplanes on his property. Presently, Mr. Greer is the only member of his family licensed to pilot aircraft and the second airplane, which is an antique, will not substantially increase use of the takeoff and landing strip. Although one or more members of the family may become licensed pilots in the future, use of the facility would not be substantially affected. As the Board noted in the decision of Case 2406, guests of Mr. Greer, who have aircraft capable of landing and taking off from the strip, would also be able to use the facility.

From the record of this case, the Board finds that Mr. Greer's use of the takeoff and landing strip does not adversely affect the neighborhood, and has been in compliance with the conditions of authorization originally imposed in Case 2406.

#### CONCLUSION

Accordingly, the Board finds that amendment of the authorization for the second airplane to be normally kept on the property will not substantially alter the Board's original conclusion which reads in part:

The affects of one airplane kept on the site and occasionally using the strip would have little, if any, impact upon the adjacent residents, or their properties. In addition, occasional visitors using the strip would not contribute significantly to the affects upon adjacent residents or their properties.

Therefore, the Board hereby amends condition 3 of Case 2406 to read:

This authorization is hereby limited to two airplanes normally kept on the property.

Conditions 1, 2, and 4 remain in effect and read:

1. Establishment of the takeoff and landing strip shall be between the southeasterly side property line and Neal's outlet as generally shown on Applicant's Exhibit 1. The takeoff and landing strip shall not be located closer than

40 feet from the northeasterly property line, which is the right-of-way line of Maryland Route 140, and not closer than 30 feet from the southeasterly side property line.

2. In accordance with the Applicant's testimony, the dimensions of the takeoff and landing strip shall be 100 feet in width and 1,500 feet in length, and shall be for the principal use of the resident(s) of the subject property.

4. No commercial activities, air shows, flight instructions, parachuting or gliding activities shall be conducted in conjunction with the use of the takeoff and landing strip.

Oct. 25, 1990  
Date

JDN/bmh/c3457dec  
October 24, 1990

John Totura  
John Totura, Chairman