

Tax Map/Block/Parcel
No. 50-21-81

Building Permit/Zoning
Certificate No. 91-0201

Case 3516

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

APPLICANTS: Philip H. Snader and Edie Ann Snader; and,
Richard S. Snader and Trudy Jo H. Snader
2001 New Windsor Road
New Windsor, Maryland 21776

REQUEST: A conditional use for a garden supply center

LOCATION: 2001 New Windsor Road (Md. Rt. 31) in Election
District 11

BASIS: Article 6, Sections 6.3(q) and 6.7; Ordinance 1E
(The Carroll County Zoning Ordinance)

HEARING HELD: March 26, 1991

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

The 117 acre property is zoned "A" Agricultural District as shown on zoning map 50A. The principal land uses of the property are farming and a home site. The proposed site of the garden supply center is on New Windsor Road, near the northerly side property line.

Establishment and operation of the garden supply center is proposed in association with the roadside stand requested and authorized in Case 3515. The findings pertaining to establishment and operation of the garden supply center are essentially the same as those pertaining to the roadside stand, except that the center will tentatively open earlier and close later than the roadside stand. As planned, the center will be open seven days a week from 8:00 a.m. to 8:00 p.m. March 1 through December 23. The garden supply center is intended to compliment operation of the roadside stand.

As described in Article 6, Section 6.3(q) of the zoning ordinance garden supply centers are limited to, "...the sale of small or light garden supplies, equipment and tools, customarily and incidental to the sale of garden plants and nursery stock; and including the sale of wood burning stoves, fireplaces and their accessories."

There is no indication that establishment of the garden supply center, as proposed, and in association with the roadside stand will unduly affect the residents of adjacent properties, or the values of those properties.

Accordingly, the Board finds that the conditional use for the garden supply center complies with the provisions of the zoning ordinance governing conditional uses.

April 9, 1991
Date

John Totura
John Totura, Chairman

JDN/bmh/c3516dec
April 5, 1991