

Tax Map/Block/Parcel
No. 51-2-211

Building Permit/Zoning
Certificate No. 91-2158

Case 3596

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

APPLICANT: Genstar Stone Products Company
Executive Plaza IV
Hunt Valley, Maryland 21031

ATTORNEY: Charles O. Fisher, Esquire
179 E. Main Street
Westminster, Maryland 21157

REQUEST: A conditional use to extract limestone, and a variance
waiving the setback requirements of 200 feet pertaining
thereto

LOCATION: 1060 Medford Road, before Medford Road was duly closed
between Stone Chapel Road and Avondale Road, in Election
District 7

BASES: Article 13, Section 13.2(a); Article 14, Division IV,
Sections 14.41 and 14.44(b)2; Article 15, Section 15.5;
Ordinance 1E. (The Carroll County Zoning Ordinance)

HEARING HELD: October 23, 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 approves the conditional use and variance as requested. The pertinent findings determining the Board's decision include the facts that the lot, which was previously improved with a dwelling classified as a nonconforming use in the "I-G" General Industrial District, is completely surrounded by other properties owned by the applicant; the plan to enlarge the area of pit 1 for the extraction of limestone from the property is reasonable and appropriate, and to do otherwise would represent unnecessary hardship and practical difficulty in operation of the quarry; although the property lines could be eliminated by preparation of a new deed incorporating the area of the lot with adjoining property, to do so would be of no benefit other than to eliminate the technicality imposed by the provisions of the zoning ordinance in this case; and, there is no indication that authorization of the conditional use and waiver of the setback requirements will unduly affect adjacent properties of the quarry or public interests.

Oct. 28, 1991
Date

John Totura
John Totura, Chairman