

Tax Map/Block/Parcel  
No. 10-17-60

Building Permit/Zoning  
Certificate No. 91-2256

Case 3611

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Robert B. Boyer  
4170 Francis Scott Key Highway  
Taneytown, Maryland 21787

**REQUEST:** Construction of a pole building, 30 feet by 40 feet, to replace an existing greenhouse, classified as a nonconforming use

**LOCATION:** 4170 Francis Scott Key Highway (Md. Rt. 194) in Election District 1

**BASIS:** Article 4, Section 4.3(a)(1); Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** September 25, 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 request. The pertinent findings determining the Board's decision include the facts that principal use of the property is a general store. Numerous products are offered for sale including groceries, nursery stock, bedding plants, pottery and garden ornaments. Changes in the operation of the business have reduced the need for the greenhouse, and have resulted in a greater need of sheltered storage space. The building will enhance the appearance of the property, which should be beneficial to the surrounding properties, without adversely affecting the public interest. The Board directs attention to the fact that erection of the building will be subject to the requirements of the Carroll County Landscape Manual, as well as all other applicable ordinances.

Sept. 27, 1991  
Date

John Totura  
John Totura, Chairman

JDN/bmh/c3611dec  
September 26, 1991