

Tax Map/Block/Parcel
No. 32-13-90

Building Permit/Zoning
Certificate No. 92-1915

Case 3754

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

APPLICANT: Wilson H. J. Neudecker
1959 Snydersburg Road
Westminster, Maryland 21157

REQUEST: A conditional use for a service and repair shop,
including welding, limited exclusively to the
sale, service and repair of farm machinery and
farm equipment

LOCATION: 1959 Snydersburg Road in Election District 6

BASIS: Article 6, Sections 6.3(e)2 and 6.7; Ordinance
1E. (The Carroll County Zoning Ordinance)

HEARING HELD: July 29, 1992

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 approved the conditional use, subject to the conditions of authorization noted below. The pertinent findings determining the Board's decision include the following facts:

The property is a 38.69 acre farm, which is divided by Snydersburg Road. Mr. Neudecker, a professional welder experienced in repair of farm machinery, proposes to erect a garage on the north side of Snydersburg Road adjacent to the existing dwelling on the south side of the road, and near the agricultural buildings located on the north side of the road. Although the zoning ordinance provides for the sale of farm machinery and farm equipment, Mr. Neudecker testified that the business would be limited to welding and repair of agricultural equipment. And, there is no indication that establishment of the repair and welding shop, as proposed and conditioned below, will unduly affect the residents of adjacent properties, the values of those properties, or the public interests.

In order to promote the intent and purpose of the zoning ordinance, the Board imposed the following conditions of authorization:

1. Due to the particular circumstances in this case, the authorization for the shop is limited solely to Mr. Neudecker, and shall not inure to the benefit of heirs or assigns. This condition shall not preclude application by others in the future for a shop for the service, repair, and sale of farm machinery and equipment in accordance with the provisions of the zoning ordinance.
2. In accordance with Mr. Neudecker's testimony, the sale of farm machinery or equipment is not authorized in conjunction with establishment of the proposed shop.

Aug. 5, 1992
Date

John Totura
John Totura, Chairman

JDN/bdc/C3754dec
August 4, 1992