

Case 3834

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

CO-APPLICANTS: Alvin Lee DuBois Doug DuBois
6150 Hidden Hollow Drive 6160 Hidden Hollow Drive
Sykesville, Maryland 21784 Sykesville, Maryland 21784

REQUEST: A conditional use for a contractor's equipment storage facility, and variances to the minimum distance requirements of 400 feet pertaining thereto and minimum yard requirements

LOCATION: 6150 and 6160 Hidden Hollow Drive in Election District 14

BASES: Article 6, Sections 6.3(e)(1) and 6.7; Article 15, Section 15.5.4; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: May 26, 1993; continued to June 22, 1993

FINDINGS AND CONCLUSION

The amended 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, as amended, and the variance to the minimum distance requirements subject to the conditions that the authorization shall be void if either lot is transferred to anyone except a co-applicant, the storage area does not exceed 60 feet square, and the equipment is limited to the following:

1. One 855 Case Loader
2. One twenty ton trailer used to transport the loader
3. One single axle dump truck
4. One 580C Backhoe
5. One 555 Skid Loader (Bob Cat)
6. One eleven ton trailer used to transport equipment

The pertinent findings determining the Board's decision include the facts that Doug DuBois and Alvin Lee DuBois are co-applicants, the storage area will be centered on the common side property line of the lots to the side and rear of the existing dwellings, and will not be readily visible from adjacent properties. By encumbering both lots, the minimum required lot area is met, and the minimum yard requirements are not applicable. (Applicants' Exhibit 6). Establishment of the storage area other than as proposed would likely have greater detrimental effects to adjacent properties. Accordingly, the Board is convinced that the storage facility will not unduly affect the adjacent properties or public interests, and is consistent with the provisions of the zoning ordinance.

7/6/93

Date

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William Law, Chairman