

Tax Map/Block/Parcel
No. 61-24-64

Building Permit/Zoning
Certificate No. 93-1474

Case 3844

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: F. E. Harrison and Sons, Inc.
9608 South Fountain School Road
Union Bridge, Maryland 21791

ATTORNEY: James Willard Davis, Esquire
237 East Main Street
Westminster, Maryland 21157

REQUESTS: A conditional use for a contractor's equipment storage facility, including an office, and a variance reducing the minimum distance requirements of 400 feet pertaining thereto

LOCATION: 2040 West Liberty Road in Election District 9

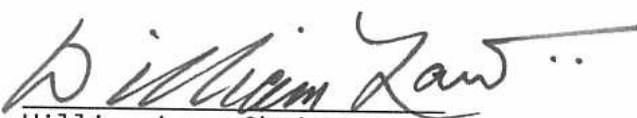
BASES: Article 6, Sections 6.3(e)(1) and 6.7; Article 15, Section 15.5.4; Article 4, Section 4.26; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: June 24, 1993

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 requests, subject to the applicant providing a copy of the lease agreement to be filed in Case 3844. The pertinent findings determining the Board's decision include the facts that the requests are similar to the conditional use and variance authorized in 1985 for a farm machinery sales and service facility. The storage area will not exceed one acre, 43,560 square feet, located to the rear of the existing building. The area is not readily visible from adjacent properties or the highway due to topography, existing trees and the building. An auction for farm machinery and equipment authorized in June of 1992 in Case 3730 has ceased, at least temporarily. Neither the farm machinery sales and service facility nor the auction, if re-established, will conflict with the proposed contractor's equipment storage facility. In addition, relaxation of the minimum distance requirement is consistent with the approvals in Cases 2356 and 3730. As there was no evidence that establishment of the contractor's equipment storage facility will unduly affect the adjacent properties or public interests, the requests are consistent with the provisions of the zoning ordinance.

7/6/93
Date


William Law, Chairman

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