

Tax Map/Block/Parcel
No. 68-22-41

Building Permit/Zoning
Certificate No. 93-2137

Case 3856

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

APPLICANT: Benjamin E. Grubbs
6117 Emerald Lane
Sykesville, Maryland 21784

REQUEST: A request for expansion of a contractor's equipment storage facility, classified as a nonconforming use, by construction of a metal building, 40 feet by 100 feet

LOCATION: 5652 Bartholow Road in Election District 5

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

HEARING HELD: August 25, 1993

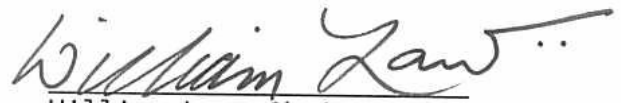
FINDINGS AND CONCLUSION

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 authorized the request, subject to the condition that not more than ten pieces of equipment shall be stored on the premises in the proposed building, and that the storage trailer be removed from the premises by April 25, 1994. The pertinent findings determining the Board's decision include the facts that the contractor's equipment storage facility is a lawful nonconforming use as noted in the Board's decision in Case 3353. A condition of authorization in that case required that the premises be fenced, including inserts to screen the premises from adjacent properties. Although residents of adjacent properties opposed the plan for various reasons, the Board is convinced that the proposed building will improve the appearance of the premises significantly, to the benefit of residents of adjacent properties, the values of those properties, and that the request is in accord with the purpose and intent of the zoning ordinance. Attention is directed to the requirements of Article 4, Section 4.23 pertaining to compliance with the Carroll County Landscape Manual.

Date

9/15/93

JDN/bmh/c3856dec


William Law, Chairman