

Tax Map/Block/Parcel  
No. 41-19-666

Building Permit/Zoning  
Certificate No. 93-3193

Case 3874

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Steve Stanton  
5 Hunter Lake Court  
Upperco, Maryland 21155

**ATTORNEY:** Robert K. Parker, Esquire  
135 East Main Street  
P.O. Box 349  
Westminster, Maryland 21157

**REQUEST:** Reduction of the lot area authorized in Case 2497  
for a farm machinery sales and service shop, farm  
machine shop, and farm welding shop and variances  
pertaining thereto

**LOCATION:** 3525 Hoffman Mill Road in Election District 8

**BASES:** Article 6, Sections 6.3(e)(2) and 6.7; Article 15,  
Section 15.5.4(d); Ordinance 1E (The Carroll  
County Zoning Ordinance)

**HEARING HELD:** October 26, 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 variances as requested. The pertinent findings determining the Board's decision include the facts that the conditional use and variance to the minimum distance requirements were authorized in 1986 in Case 2497. More recently, the agribusiness has declined, dictating reductions of services offered and types of work performed. The changes include ceasing use of the existing building located on proposed lot 1 and reducing the area of proposed Tract A to 1.3316 acres to compliment the proposed subdivision of the property. The proposed reduction from the minimum required area of 3 acres for the conditional use will reduce the potential for the agribusiness to adversely affect the residents of adjacent properties, the values of those properties, or the public interests. Consequently, authorization of the variances is consistent with the provisions of the zoning ordinance.

11-12-93  
Date  
JDN/bmh/c3874dec.bmh

Claude R. Rash  
Claude R. Rash, Chairman