

Tax Map/Block/Parcel  
No. 74-14-342

Building Permit/Zoning  
Certificate No. 95-0748

Case 4014

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

**APPLICANT:** Edward M. Belcher, Jr.  
2025 Liberty Road  
Eldersburg, Maryland 21784

**REQUEST:** For determination that display and sale of utility storage sheds is of the same general character as permitted businesses in the "B-L" Local Business District, including a garden shop

**LOCATION:** 2025 Liberty Road (Md. Rt. 26) in Election District 6

**BASES:** Article 10, Section 10.1(i), 10.4(a), and 10.7; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** June 29, 1995

**FINDINGS AND CONCLUSION**

The application, testimony and evidence comprising the record of this case are hereby included by reference within this decision. Based on the record and in accordance with the state Open Meetings Act, the Board determined that the display and sale of utility storage sheds is typically conducted by garden shops, which are principal permitted uses in the "B-L" Local Business District. The pertinent facts determining the Board's decision include the facts that the existing business is a lawn mower and small engine repair shop, which displays and sells small garden equipment and supplies. The building was originally a gas station. There is adequate space for display of four models of sheds without adversely affecting adjacent properties or public interests. The sheds will be prefabricated elsewhere; four models displayed on the premises; and, after purchase, assembled off-premises at the direction of buyers.

Section 10.4(a) of the zoning ordinance allows garden shops to conduct business, which the Board considers to include display and sale of merchandise, outside of enclosed buildings. Although garden centers or garden supply centers are not defined in the zoning ordinance, it is customary for garden supply centers to display and sell utility storage sheds. As proposed, the display and sale of sheds is similar in character to a business permitted in the district.

July 19, 1995  
Date

Claude R. Rash  
Claude R. Rash, Chairman