

**Tax Map/Block/Parcel
No. 68-13-470**

**Building Permit/Zoning
Certificate No. 00-2108**

Case 4517

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

APPLICANT: William Rash
5934 Woodbine Road, Trailer #29
Woodbine, MD 21797

REQUEST: An application for a conditional use for a contractor's equipment storage yard on property zoned "I-R" Restricted Industrial District.

LOCATION: Lot #18, Adam Smith Street, Central Maryland Distribution Center in Election District 14.

BASIS: Article 12, Section 12.2(a); Zoning Ordinance 1E

HEARING HELD: August 30, 2000

FINDINGS AND CONCLUSION

On August 30, 2000, the Board of Zoning Appeals (the Board) convened to hear the application of William Rash for a conditional use for a contractor's equipment storage yard located on Lot #18, Adam Smith Street, Eldersburg, MD 21784 on property zoning "I-R" Restricted Industrial District in Election District 14.

Based on the testimony and evidence presented, the Board makes the following findings and conclusions. The Applicant operates Oak Hill Wood Service and is requesting permission to park his equipment on the subject lot that was purchased in February, 2000. Mr. Rash anticipates having 3-5 employees over the next ten years and currently has two people working for him. The employees usually meet at the job site and will not be coming to the storage yard on a daily basis. Equipment will be stored at the yard between jobs as most equipment is kept on the job site. Different types of businesses surround the proposed storage yard. The Applicant is requesting the Board approve the entire package consisting of Phase I and Phase II. Phase I would consist of a one story storage equipment building (pole barn) approximately 5,500 sq. ft. in size. Phase II is a 6,000 sq. ft. two story building with a stone parking area. The first floor of the building will be used for storage and second floor of the building will be used for offices. Phase I would be completed within two years and Phase II would be completed within a five year period. Brush will be cleared from the property and landscape screening will be planted.

The Board finds the area typical for this type of growing business and a minimal increase in traffic will be generated as a result of this conditional use. Having considered the Applicant's completed site plan and having determined that the proposed use will not adversely affect the neighborhood, the Board hereby approves the request of William Rash for Oak Hill Wood Services for a contractor's equipment storage yard and for Phase I and Phase II as submitted on Lot #18, Adam Smith Street, Central Maryland Distribution Center.

9/28/00
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman

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