

Tax Map/Block/Parcel  
No. 77-16-342

Building Permit/Zoning  
Certificate No. 01-3631

Case 4646

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

**APPLICANT:** M & B Holdings, LLC  
14668 Monticello Drive  
Cooksville, Maryland 21723

**ATTORNEY:** Fred L. Coover

**REQUEST:** An application for a conditional use for a contractor's equipment and storage yard incident to an expansion of the use currently existing on Lot 3, Greater Carroll Industrial Park, pending purchase of 11.5 acres of Lot 4.

**LOCATION:** The site is located at Lot 4, Greater Carroll Industrial Park Woodbine, MD 21797, on property zoned "I-G" General Industrial District in Election District 14.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-118 (A) (3)

**HEARING HELD:** January 2, 2002

**FINDINGS AND CONCLUSION**

On January 2, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for a contractor's equipment and storage yard incident to an expansion of the use currently existing on Lot 3, Greater Carroll Industrial Park, pending purchase of 11.5 acres of Lot 4. Based upon the testimony and evidence presented, the Board makes the following findings.

M&B Holdings LLC, d.b.a. Modern Foundations, Inc. (the Applicant) is a company that installs concrete footers in foundations and flat work for residential construction. They currently occupy Lot 3 in the Greater Carroll Industrial Park, but the business has prospered to the point that there is insufficient space for their equipment. Consequently, they are purchasing Lot 4 (11.5 acres) in the same industrial park.

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The Board finds that Lot 4 is well suited for the proposed use, and will enable the Applicant to store trucks, loaders, cranes, backhoes, trailers and other specialized equipment for their operation. In addition, a larger building will be constructed to support the business. The area will be fenced, and lighting will be designed to minimize any effect on neighboring properties.

The Board concludes that the Applicant's proposed use is appropriate for the location, and will have no negative impacts on surrounding properties. Accordingly, the request for conditional use is granted.

2-06-02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman