

Tax Map/Block/Parcel  
No. 43-14-103

Building Permit/Zoning  
Certificate No. 02-1549

Case 4687

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

**APPLICANT:** Lehigh Cement Company  
675 Quaker Hill Road  
Union Bridge, Maryland 21791

**ATTORNEY:** J. Brooks Leahy

**REQUEST:** An application for a conditional use for the installation of an above ground 3,000-gallon dual fuel tank (capacity of each tank is 1,500 gallons) with internal spill containment and a variance from 1,000 ft. to 800 ft. from a Residential District.

**LOCATION:** The site is located at 675 Quaker Hill Road, Union Bridge, MD 21791, on property zoned "I-G" General Industrial District in Election District 12.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-126 (A) and 223-126 (12)

**HEARING HELD:** May 29, 2002

**FINDINGS AND CONCLUSION**

On May 29, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for the installation of an above ground 3,000-gallon dual fuel tank (capacity of each tank is 1,500 gallons) with internal spill containment and a variance from 1,000 ft. to 800 ft. from a Residential District. Based on the testimony and evidence presented, the Board makes the following findings and conclusion.

As part of its expansion of the cement making facility, Lehigh Cement Company wishes to install a 3,000-gallon dual fuel tank on the plant grounds at 675 Quaker Hill Road in Union Bridge. The proposed tank is a state of the art model, with superior safety and pollution control features. The topography of the site and proximity to truck traffic makes the proposed location ideal. No residences are located within the vicinity of the tank.

**OFFICIAL DECISION**

**C-4687**

**Page Two**

The Board finds that the proposed use will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted. In addition, the safety features of the tank, which are far superior to underground storage tanks that do not require Board approval, merit a variance from the 1,000 ft. requirement to 800 ft. from the nearest residential zone.

6/17/02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman