

Tax Map/Block/Parcel
No. 30-18-153

Building Permit/Zoning
Certificate No. 04-0024

Case 4913

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

APPLICANT: Joseph & Chandy Siegman
725 West Myrtle Street
Littlestown, PA 17340

ATTORNEY: Clark R. Shaffer

REQUEST: An appeal of a letter from the Zoning Administrator, dated November 26, 2003, regarding unauthorized businesses, off-premises signs and parking of commercial vehicles; a conditional use request for a contractor's equipment storage facility and a variance from 400 ft. setback to 40 ft.

LOCATION: The site is located at 1828 Littlestown Pike, Westminster, MD 21157, on property zoned "A" Agricultural District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-188 B, 223-71 A (5) and 223-16

HEARING HELD: February 25, 2004

FINDINGS AND CONCLUSION

On February 25, 2004, the Board of Zoning Appeals (the Board) convened to hear an appeal of a letter from the Zoning Administrator, dated November 26, 2003, regarding unauthorized businesses, off-premises signs and parking of commercial vehicles; a conditional use request for a contractor's equipment storage facility and a variance from 400 ft. setback to 40 ft. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The subject property is owned by the Appellant's grandmother. The Appellant started a trucking business in February, 2002. He has two dump trucks that he parks on the site. There is no office at the site and no activity occurs there during the day. A large sign advertising the trucking business was painted on the existing barn. The Appellant is seeking approval for up to four (4) trucks with a 100 ft. by 60 ft. parking area for the trucks. All "office work" occurs at his home in Pennsylvania. The Appellant grew up on the farm that includes the referenced site.

OFFICIAL DECISION

C 4913

Page 2

The Board feels that the proposed use at this location (parking of commercial vehicles) is so minimal that it will not generate adverse affects here above and beyond those normally associated with such a use. No variance is needed for this use. However, the sign on the barn was not painted in accordance with the applicable sign regulations and no variance is warranted.

1. A site plan shall be submitted to the County for this site.
2. The use of the site is limited to four (4) dump trucks, 1 trailer, and 4 detached snowplows.
3. The existing sign must be altered as necessary to conform to the County's sign regulations.
4. Trucks must be parked behind the barn, if possible.
5. The conditional use is non-transferrable.

Date

3/17/04


Jacob M. Yingling, Chairman