

Tax Map/Block/Parcel  
No. 68-1-385

Building Permit/Zoning  
Certificate No. 04-2247

Case 4962

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

**APPLICANT:** Richard A. Wright  
108 Klee Mill Road  
Sykesville, MD 21784

**ATTORNEY:** N/A

**REQUEST:** A conditional use for a contractor's equipment storage yard and variances, as needed.

**LOCATION:** The site is located on 108 Klee Mill Road, Sykesville, on property zoned "A" Agricultural District in Election District 14.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-71 A (5), 223-186 A (3) and 223-191

**HEARING HELD:** August 31, 2004

**FINDINGS AND CONCLUSION**

On August 31, 2004, the Board of Zoning Appeals (the Board) convened to hear a conditional use for a contractor's equipment storage yard and variances, as needed. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant is seeking permission to store mulch and stone for a landscaping business on his property. He wants to store equipment including lawn mowers, trailers, and two trucks. The use requires a 200 ft. variance from Rt. 97 to the storage area. Bins are set up for mulch and stone. The request is for storage only. No business will be conducted from the site and no customers will be served at the site. Trucks to be parked on site include five vehicles, one ¾ Ton pickup and a 1 Ton dump truck. Materials on site include river stone, stone dust, topsoil, and sand. Mulch is brought in by a contractor strictly for his business. The equipment can probably be stored in a manner so no variance is required.

The Board finds that the proposed use at this location will not generate adverse effects at this location above and beyond those normally associated with such a use. Accordingly, the conditional use request for the storage of mulch, stone, stone dust and sand is granted subject to the following conditions:

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1. Mowers and skid steer to be parked inside
2. Use of property is granted for Mike Semus only and is non-transferable

Date

9/22/04

  
Jacob M. Yingling, Chairman