

Tax Map/Block/Parcel  
No. 63-15-120

Building Permit/Zoning  
Certificate No. 04-3083

Case 4978

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

**APPELLANT:** Joseph A. Ostendorf, Sr.  
451 Klee's Mill Road  
Sykesville, MD 21784

**ATTORNEY:** N/A

**REQUEST:** An appeal of a Notice of Violation from the Zoning Administrator concerning the parking of commercial vehicles and the storage of contractor's equipment.

**LOCATION:** The site is located at 451 Klees Mill Road, Sykesville, on property zoned "C" Conservation District in Election District 14.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-34 and 223-186 A (1)

**HEARING HELD:** October 21, 2004

**FINDINGS AND CONCLUSION**

On October 21, 2004, the Board of Zoning Appeals (the Board) convened to hear an appeal of a Notice of Violation from the Zoning Administrator concerning the parking of commercial vehicles and the storage of contractor's equipment on the subject property. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

Responding to a complaint, a County Zoning Inspector visited the site numerous times between April and July of 2004. The Inspector noted on all of his records that commercial vehicles and contractors' equipment was being stored on the site. A pole building is also under construction, but progress was scant. Materials for the pole building were piled on the site. The Appellant testified that he intends to store some of the equipment inside the pole barn and sell the rest. He moved to the property in February 2004.

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Based upon the above, the Board finds that contractors' equipment and commercial vehicles are being stored on the property in violation of the "C" Conservation zoning for the property. Therefore, the Notice of Violation was properly issued and is upheld. The Appellant must comply with the requests of the Notice of Violation and bring the property into compliance by March 31, 2005.

11 / 17 / 04  
Date

Jacob M. Yingling  
Jacob M. Yingling, Chairman