

**Tax Map/Block/Parcel
No. 77-5-410**

**Building Permit/Zoning
Certificate No. 05-0215**

Case 5035

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

APPLICANT: Brandon Rogers
7050 Old Washington Road
Woodbine, MD 21797

ATTORNEY: Daniel Murphy

REQUEST: A conditional use for a garden supply center for the sale of mulch, topsoil and firewood.

LOCATION: The site is located at 7050 Old Washington Road, Woodbine, on property zoned "A" Agricultural District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 A (16) and 223-186 A (2)

HEARING HELD: March 30, 2005

FINDINGS AND CONCLUSION

On March 30, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a garden supply center for the sale of mulch, topsoil and firewood. The Board made the following findings and conclusion:

The Applicant resides on the 9-1/2 acre subject property. He intends to have approximately 40 yards of mulch delivered to the parcel for sale to the public. In addition, he will sell top soil and firewood by the cord. There will be no processing of mulch or soil and no cutting or sawing on the property. Business will be seasonal, and the Applicant will work there full time in the summer.

The Board finds that the sale of mulch, firewood and top soil at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted, subject to the following conditions:

OFFICIAL DECISION

C5035

Page Two

1. The hours of operation shall be Monday through Friday 7:00 a.m. to 5:00 p.m.; Saturday 8:00 a.m. to 4:00 p.m. and Sunday 9:00 a.m. to 2:00 p.m.
2. A site plan shall be submitted in accordance with the Carroll County Public Local Laws and Ordinances, Chapter 103-19.
3. The use is non-transferable.

Date

4/28/05


Jacob M. Yingling, Chairman