

**Tax Map/Block/Parcel  
No. 51-16-76**

**Building Permit/Zoning  
Certificate No. 05-1924**

Case 5102

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

**APPLICANT:** Post & Wellen Properties, LLC  
1738 West Old Liberty Road  
Westminster, MD 21157

**REQUEST:** A change of non-conforming use from a custom cable assembly operation (Case #4384-March 23, 1999) to a duct work assembly operation and storage facility for HVAC equipment.

**LOCATION:** The site is located at 1824 Ridge Road, Westminster, on property zoned "A" Agricultural District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-9 B and 223-9 D

**HEARING HELD:** August 2, 2005

**FINDINGS AND CONCLUSION**

On August 2, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a change of a non-conforming use from a custom cable assembly operation (Case #4384-March 23, 1999) to a duct work assembly operation and storage facility for heating and air conditioning (HVAC) equipment. The Board made the following findings and conclusion:

For the past six years, the subject property has been used for the assembly and storage of custom wiring pieces for commercial customers. They had 36 employees, and deliveries were made daily to the site. An air compressor was stored in a shed outside the building to minimize indoor noise. The hours of operation were from 5:30 a.m. to 7:00 p.m.

The Applicant wishes to open a heating and air conditioning ductwork assembly operation at the site. There will be a secretary and 2 shop workers constantly in the building when open. Deliveries are expected to arrive 3 times a week. There will be 10 employees who will work off site. Hours at the business will be 7:00 a.m. to 3:30 p.m., Monday through Friday,

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with occasional Saturday work. Little, if any, customer traffic at the building is expected. The outside air compressor was removed and minimal noise from the new operation will be generated.

The Board finds that this would be an appropriate, less intense change of the existing non-conforming use. Traffic, noise, and other adverse effects will be less than those presently generated. Accordingly, the request for a change is granted.

8/25/05

Date

Jacob M. Yingling  
Jacob M. Yingling, Chairman