

Tax Map/Block/Parcel
No. 24-15-11

Building Permit/Zoning
Certificate No. 05-2786

Case 5124

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

APPLICANT: Diane W. Hale
4326 Maple Grove Road
Hampstead, MD 21074

ATTORNEY: Charles M. Preston, Esquire

REQUEST: A conditional use for a winery at the existing vineyard.

LOCATION: The site is located at 4326 Maple Grove Road, Hampstead, on property zoned "A" Agricultural District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 A (11), 223-16, and 223-186 A (2) & (3)

HEARING HELD: September 22, 2005

FINDINGS AND CONCLUSION

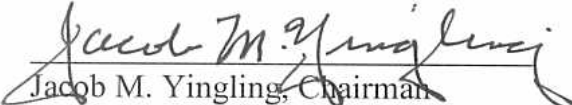
On September 22, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for a winery at the existing vineyard. The Board made the following findings and conclusion:

The Applicant has resided at the above address, which is a 72 acre working farm, since 1972. For the past five years, she has grown grapes, which have been sold to Maryland wineries. She wishes to farm a total of 40 acres of the farm with grapes and construct a winery on the property to process the grapes. The grapes would be crushed, fermented and bottled. In addition, they hope to open the winery to the public on weekends for wine tasting and retail sales. They anticipate between 7-10 customers per day between the hours of noon to 5:00 p.m. when the tastings will occur. There will be one full time vineyard employee to assist the Applicant in the wine operation. Marketing of the winery will generally occur off site.

The Board finds that a winery at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted.

Oct 19, 2005

Date


Jacob M. Yingling, Chairman