

**Tax Map/Block/Parcel
No. 11-7-88**

**Building Permit/Zoning
Certificate No. 06-1312**

Case 5231

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

APPLICANT: Allen Schaeffer
3444 Blacks School House Road
Taneytown, MD 21787

ATTORNEY: N/A

REQUEST: An expansion of a non-conforming use from 2 acres to 4 acres to accommodate the existing farm machinery and industrial equipment business.

LOCATION: The site is located at 3444 Blacks School House Road, Taneytown, on property zoned "A" Agricultural District in Election District 3.

BASIS: Code of Public Local Laws and Ordinances, Section 223-9 and 223-186 A (3)

HEARING HELD: June 27, 2006

FINDINGS AND CONCLUSION

On June 27, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for an expansion of a non-conforming use from 2 acres to 4 acres to accommodate the existing salvaged farm machinery and industrial equipment business. The Board made the following Findings and Conclusion:

The Applicant has owned this 154 acre farm since 1955. Currently there are 115 acres being farmed. He has been operating a non-conforming salvage yard on 2 acres since he purchased the farm, where he collects used industrial equipment, farm machinery and steel parts. He sells the salvaged pieces to the general public and works at the yard with his son. Approximately 1 customer per day shops at the yard. There are no set hours of operation. The Applicant wishes to use an additional 2 acres for the salvage yard, as he is currently running out of room for the operation.

The Code at Chapter 223-9 allows the Board to approve enlargements of non-conforming uses after a hearing. The Board finds that this location is so remote that an expansion of the salvage yard will not generate adverse effects (dust, noise, traffic) that would affect the public in any way. Accordingly, the request for the expansion of the yard to 4 acres is granted, with a condition that:

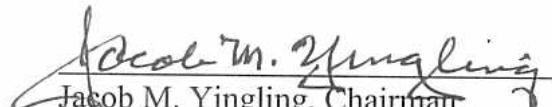
OFFICIAL DECISION

C5231

Page Two

The Applicant shall submit an "existing conditions" site plan to the County within 90 days delineating the 4 acres to be used for the Applicant's operation.

7/19/06
Date


Jacob M. Yingling, Chairman