

**Tax Map/Block/Parcel  
No. 71-24-68  
Case 5604**

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

**APPLICANT:** SAL's, LLC  
c/o Steve & Laura Lopez  
14044 Harrisville Road  
Mount Airy, MD 21771

**ATTORNEY:** Clark Shaffer  
73 E. Main Street  
Westminster, Maryland 21157

**REQUEST:** An application for a conditional use for a contractor's equipment storage yard or in the alternative, a storage lot for commercial vehicles and variances from the required 400 ft. to 41 ft., 125 ft. and 314 ft., respectively.

**LOCATION:** The site is located at 6925 John Pickett Road, Woodbine, on a property zoned "A" Agricultural District in Election District 14.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-71 (A)(5) & (23) and 223-16 (D)

**HEARING HELD:** August 31, 2011

**FINDINGS AND CONCLUSION**

On August 31, 2011, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a contractor's equipment storage yard or in the alternative, a storage lot for commercial vehicles and variances from the required 400 ft. to 41 ft., 125 ft. and 314 ft., respectively. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

SAL's, LLC (herein Applicant) is currently located in Mt. Airy, Maryland. It has operated at its present location for the entirety of its existence. The nature of the business involves snow removal, hauling, grading and roll-off services, in addition to asphalt maintenance. Applicant is managed by Mr. Steven and Mrs. Laura Lopez, but employs one full time worker and other temporary subcontractors on a part time/as needed basis.

Applicant is seeking to move its operations to a property located at 6925 John Pickett Road, in Woodbine. The property currently exists as a pig farming operation and is improved by a single family home that will be occupied by Mr. and Mrs. Lopez at some date to be determined in the future. Applicant presented testimony that the pig farm is to cease operations and be moved to alternate accommodations.

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In addition to the application for a conditional use, the Applicant has applied for a number of variances. Due to the irregular shape of the parcel, the Applicant has requested of the Board a variance from the required 400 ft. to 41 ft., 125 ft. and 314 ft., respectively.

Although no opposition to the proposed use was presented to the Board by any member of the surrounding community, Michael Preston, of Stoner, Preston and Boswell, made an appearance on behalf of Mr. & Mrs. Bret Schulze and Mr. & Mrs. Stephen Gardner who are neighbors directly adjoining the property at 6925 John Pickett Road. Mr. Preston presented testimony to both acknowledge a written agreement between the Applicant and its neighbors as to the scope of the proposed use, and affirm a lack of opposition to Applicant's petition.

The Board finds that the proposed location for the Applicant's anticipated use is in the Agricultural District, and is suitable and appropriate. Further, the Board finds that proposed use will have no greater adverse effects on the surrounding community than it would anywhere else in the County.

Furthermore, the Board finds that testimony of witness Michael Van Sant, Land Surveyor, is persuasive and concurs that given the irregular shape of the parcel in question, there is no other suitable location on the property for the Contractor's Equipment Storage Yard and as such approves the requested variances as to avoid an undue hardship.

Based on the testimony presented the Board accordingly approved the request for a Contractor's Equipment Storage Yard as submitted by the Applicant.

9/6/2011  
Date

  
Richard J. Simmons, Chairman

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Pursuant to Section 223-192C of the County Code, this approval will become void within 1 year from the date of this decision unless the use or variance is implemented. Please contact the Zoning Administrator at (410) 386-2980 to obtain a zoning certificate.

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.