

**Tax Map/Block/Parcel
No. 19-02-496
Case 5953**

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

APPLICANT: Joseph Blankenship
3523 Harney Road
Taneytown, MD 2187

ATTORNEY: N/A

REQUEST: A request for a Conditional Use to sell farming machinery and equipment, and a variance of 102 feet to an adjacent property.

LOCATION: The site is located at 3523 Harney Road, Taneytown, Maryland on property zoned "A" Agricultural District in Election District 1.

BASIS: Code of Public Local Laws and Ordinances, Sections 158.070(E)(d) and 158.040.

HEARING HELD: June 28, 2016

FINDINGS AND CONCLUSION

On June 28, 2016, the Board of Zoning Appeals (the Board) convened to hear the request for a Conditional Use to sell farming machinery and equipment, and a variance of 102 feet to an adjacent property. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

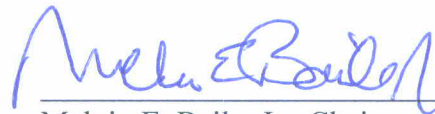
Joseph Blankenship has lived at his current location since 2012. He moved to the county from Missouri. His intention is to sell three sizes of hay liners manufactured in Missouri to Carroll County residents: size 32', size 37', and size 42'. The hay liner would allow one person to perform all of the functions in a safe and efficient fashion. He would pick up all three size hay liners at one time on a visit to Missouri. When the three size hay liners are sold, he would then travel back to Missouri to obtain another load of three different size hay liners. Because he does not have the space to keep too many hay liners on his farm at any one time, he does not foresee having any more than four hay liners on the farm at any one time.

Nokomis Ford with the Bureau of Comprehensive Planning wrote in a June 10, 2016 memorandum that the "staff finding is that this request is consistent with the 2014 Carroll County Master Plan and the 2010 Taneytown Community Comprehensive Plan and would not have an adverse effect on the current use of the property or its environs."

The Board was convinced that authorization of the request for a conditional use was consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses of the zoning ordinance, and would not unduly affect the residents of adjacent properties, the values of those properties, or public interests. Based on the findings of fact made by the Board above, the Board found that the proposed project would not generate adverse effects (i.e. noise, traffic, dust, water issues, lighting issues, property depreciation, etc.) greater here than elsewhere in the zone. The Board approved the conditional use requested by the applicant with regard to the sale of farming machinery and equipment. The Board also approved the requested variance.

7-5-2016

Date



Melvin E. Baile, Jr., Chairman

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 Land Use Article, Section 4-401 of the Annotated Code of Maryland.

Pursuant to Section 158.133 (H)(3) of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.