

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Nelvic Partnership
Howard H. Patton
10 Venture Way, Suite A
Sykesville, Maryland 21784

ATTORNEY: Michael Snyder, Esquire
Cody and Farley
400 Allegheny Avenue
Towson, Maryland 21204

REQUESTS: A conditional use for a contractor's equipment storage building and yard, and variance reducing the minimum distance requirements pertaining thereto.

LOCATION: 5301 Enterprise Street in Election District 14; Central Maryland Service and Distribution Center subdivision, Section 2C, lot 15 recorded in Carroll County Plat Records in Book 28, page 25.

BASES: Article 12, Sections 12.2(a) and 12.5; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: November 24, 1987

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes the requests. The pertinent findings justifying the authorizations include the facts that the property is located within an "I-R" Restricted Industrial subdivision in which similar contractor's equipment storage buildings and yards have been previously authorized; development and use of the premises as a contractor's equipment storage building and yard is reasonable and compatible with adjacent land uses within the subdivision, and will not adversely affect their use or property values; establishment of the contractor's equipment storage building and yard is subject to provisions of Article 10, Section 10.4(d) of Zoning Ordinance 1E regarding submission and review of the site development plan; and, the proposed use is in keeping with the provisions of Zoning Ordinance 1E regarding conditional uses.

Nov. 27 / 1987

Date

John Totura

John Totura, Chairman