

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Michael E. Hall
Post Office Box 39
Woodbine, Maryland 21797

ATTORNEY: James Willard Davis, Esquire
237 East Main Street
Westminster, Maryland 21157

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

LOCATION: On property located at the southeast corner of Woodbine Road and Fannie Dorsey Road intersection in Election District 14.

BASES: Article 10, Sections 10.2(a), 10.4, and 10.6; Article 11, Sections 11.2(e), 11.5, and 11.6; Article 6, Section 6.3(e); Article 4, Section 4.12; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: November 30, 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 findings justifying the authorization include the facts that the proposed uses as indicated on the conceptual site development plan, Applicant's Exhibit 2, include one building divided into office space and an apartment, a proposed garage building, and gravel parking area to be screened by appropriate fencing; the existing building will be demolished and appropriate landscaping established in conjunction with redevelopment of the property; the proposed uses will not generate substantial traffic; and, there is no indication that the establishment of the contractor's equipment storage building and yard as generally indicated on the conceptual site development plan, in accordance with the testimony presented in behalf of the request, and as conditioned below will unduly affect the adjoining properties or public interest.

In order to promote the intent and purpose of the zoning ordinance, the Board hereby conditions the authorizations as follows:

1. The authorizations are based on the conceptual site development plan, identified as Applicant's Exhibit 2.
2. The testimony presented in behalf of the request, including erection of an appropriate screening fence, 8 feet in height, as generally shown on the site plan to enclose the proposed parking and storage area on the northerly, southerly, and westerly sides. All heavy equipment and materials shall be stored within either the fenced parking and storage area or within the garage building.
3. Use of the premises in conjunction with the contractor's equipment storage building and yard shall include particular attention to control any odors that might adversely affect the neighborhood.

As requested, the time limit for filing the required zoning certificate is hereby extended for an additional 12 months to two years from the date of this decision.

Attention is directed to the fact that the site development plan is subject to the provisions of Article 10, Section 10.4(d) of Zoning Ordinance 1E regarding review and approval prior to the issuance of the zoning certificate.

Dec. 2 1987

Date

John Totura

John Totura, Chairman