

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY MARYLAND

APPLICANT: Galen Blubaugh  
4243 Backwoods Road  
Westminster, Maryland 21157

REQUESTS: Conditional use request for a contractor's equipment storage building, using an existing accessory building for storage of plumbing tools and supplies, and exterior parking adjacent to the accessory building; and, variance requests for the reduction of the minimum building line, side yard, and distance requirements.

LOCATION: 4243 Backwoods Road in Election District 6; and further identified as Country Trails subdivision, lot 6 as recorded in Carroll County Plat Records in Book 13, page 37.

BASES: Article 6, Sections 6.3(e) and 6.7; Article 4, Section 4.12; Article 15, Section 15.5; Zoning Ordinance 1E.

HEARING HELD: January 26, 1988

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, subject to the conditions imposed below. The findings justifying the authorization include the facts that the particular use in this case is for a plumbing contractor, using the existing detached garage and accessory building for storage of plumbing tools and supplies, and two commercial pickup trucks; materials, including cast iron pipe, plastic water pipe, and drain tile pipe will be stored adjacent to the north side of the building; the private vehicles of two employees will normally be parked on the premises during work hours; and, there is no indication that the establishment and operation of the contractor's equipment storage building as requested and 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 imposes the following conditions of authorization:

1. The contractor's equipment shall be limited to two commercial pickup trucks.
2. Two private vehicles of employees may be parked on the premises, adjacent to the garage, during normal work hours.
3. Exterior storage shall be established as presently located, adjacent to the north side of the existing garage, for storage of materials such as cast iron pipe, plastic well pipe, and drain tile.
4. No business identification sign is authorized for erection in conjunction with the operation of the contractor's equipment storage business.

Jan. 29, 1988

Date

John Totura

John Totura, Chairman