

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Parrott Materials Company, Inc.
611 Hoods Mill Road
Woodbine, Maryland 21797

ATTORNEY: William R. MacDonald, Esquire
Suite 1-A
117 East Main Street
Westminster, Maryland 21157

REQUEST: A conditional use for a bituminous concrete mixing plant.

LOCATION: 611 Hood's Mill Road in Election District 14.

BASES: Article 13, Section 13.2(c); Article 12, Sections 12.2(a), 12.5,
and 12.6; Zoning Ordinance 1E.

HEARING HELD: February 24, 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 request. The findings justifying the authorization include the facts that use of the premises for a bituminous concrete mixing plant was duly authorized by the Board of Zoning Appeals in Case 1263 in its written decision on February 28, 1978; there is no indication that past operation of the plant has been detrimental to the adjacent properties, or that establishment of the second plant will unduly affect the surrounding area; and, the conditions originally imposed in Case 1263 remain in effect in order to promote the intent and purpose of Zoning Ordinance 1E. The applicant's attention is redirected to condition 2 with regard to landscaping, and screening of the site by landscaping. It is recommended that a program for the care and maintenance of the trees and shrubs established for landscaping and landscape screening be implemented, recognizing that the landscaping and landscape screening are beneficial to the site and to the adjacent properties. Any shrubs or trees that become diseased or die should be replaced.

In response to the applicant's request for an extension of time to apply for the required zoning certificate, the Board hereby authorizes an extension of three years for the application to be filed. The extension of three years, in addition to the standard one year period, will extend to March 17, 1992. The Board may authorize an additional extension upon written request received by the Board prior to the expiration date noted above.

The applicant's attention is directed to the provisions of Article 12, Section 12.6 of Zoning Ordinance 1E regarding site development plan.

March 17, 1988

Date

John Totura

John Totura, Chairman