

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Jonathan D. Bube1
337 Clear Ridge Road
Linwood, Maryland 21764

REQUESTS: A conditional use for contractor's equipment storage buildings and yard, and variance reducing the minimum distance requirements of 400 feet pertaining thereto.

LOCATION: 337 Clear Ridge Road (Md. Rt. 84) in Election District 2.

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

HEARING HELD: April 28, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the requests. The pertinent findings justifying the authorizations include the facts that the property is improved with a dwelling, large barn, and three accessory buildings identified as garages. The contractor's equipment, and construction materials and supplies will be stored within the barn and garages. Employees' vehicles will be parked within the barn and garages during working hours. Accordingly, use of the barn and garages as contractor's equipment storage buildings will not unduly affect the adjoining properties or public interest. However, in order to promote the intent and purpose of the zoning ordinance, the Board hereby imposes the following conditions of authorization:

1. Establishment of the contractor's equipment storage buildings shall be limited to the accessory buildings shown on the plot plan filed with this application. No business identification is authorized.
2. Not more than eight pieces of contractor's equipment consisting of construction trailers, skid loaders, pick-up trucks, and one single-axle dump truck are authorized in conjunction with the establishment of the requested use.

3. In order to minimize vehicular traffic to and from the site, and potential adverse affects to adjacent properties, not more than six employees are authorized in conjunction with operation of the contractor's equipment storage buildings on the premises.
4. All contractor's equipment, materials, and supplies shall be parked or stored inside of the barn or garages. During working hours, employees vehicles shall be parked or stored within the barn or garages. No exterior parking or storage of equipment, materials, supplies, or employees vehicles shall be permitted.

April 29, 1988

Date

John Totura

John Totura, Chairman