

Case 2991

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Kenneth P. Feeser
4128 Schalk Road
Millers, Maryland 21107

ATTORNEY: JoAnn Ellinghaus-Jones, Attorney
1326 N. Main Street
Hampstead, Maryland 21074

REQUESTS: Conditional use for a contractor's equipment storage building and yard, and variances reducing the minimum distance requirements of 400 feet pertaining thereto.

LOCATION: 4128 Schalk Road Two in Election District 6.

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: September 2, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the requests, subject to the conditions noted below. The pertinent findings justifying the authorizations include the facts that operation of the contractor's equipment storage building and yard, as requested and conditioned below will not 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 authorizations:

1. As identified on the plot plan submitted with this application, the existing building and storage yard abutting the rear of the building are authorized for storage of contractor's equipment. No equipment or materials shall be stored to the sides or front of the building.
2. No employee parking shall be permitted on the premises in conjunction with operation of the contractor's equipment storage building and yard.
3. No identification sign is authorized in conjunction with operation of the contractor's equipment storage building and yard.

4. Contractor's equipment that may be stored in the building and storage yard to the rear of the building shall be limited to the following items:
- a. One cement mixer
 - b. One water tank (55 gallon drum)
 - c. Scaffolding and boards
 - d. One pick-up truck
 - e. One dump truck
 - f. Concrete blocks, bricks, drain tile and similar items

Sept. 8, 1988

Date

John Totura

John Totura, Chairman