

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: Robert E. Carroll  
4401 Nusbaum Road  
Taneytown, Maryland 21787

REQUEST: Conditional use for storage of masonry contractor's equipment, including trailers, a storage shed, storage vans, scaffolding, mixers, etc. on property located about 1,900 feet southeast of Nusbaum Road with access therefrom about 2,300 feet southwest of Trevanion Road intersection.

LOCATION: 4401 Nusbaum Road in Election District 1.

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

HEARING HELD: September 30, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request, subject to the conditions noted below. The pertinent findings justifying the authorization include the facts that the 10.33 acre property is located in a rural area, with only a few residences adjacent to the property. The location of the storage yard, as required and conditioned below, is not near any of the residences, and due to natural screening is unlikely to be visible from adjacent properties other than the road providing vehicular access to this and adjacent properties. As proposed and conditioned below, there is no indication that the authorization of the conditional use will unduly affect the adjoining properties or public interest. However, in order to promote the intent and purpose of the Zoning Ordinance, the Board hereby conditions the authorization as follows:

1. As now provided in Article 6, Section 6.3(E1) of Ordinance 1E the contractor's equipment storage facility shall be limited to an area no larger than one acre, or 43,560 square feet. The one acre site shall be located within the two acre area adjoining the northwest side of the property as shown on the plot plan submitted with the application. The

applicant is directed to relocate all building materials presently on the premises to within the one acre site by July 1, 1989. In the event of unusual circumstances preventing the relocation, the applicant, Mr. Carroll, may request in writing to the Zoning Administrator an extension of not more than sixty days, stating the reasons that justify the requested extension of time. The Zoning Administrator may grant such request upon good cause shown.

2. Due to the circumstances in this case, the authorization for the establishment and operation of the contractor's equipment storage facility shall be limited solely to the applicant, Mr. Carroll.

Nov. 18, 1988  
DATE

John Totura  
JOHN TOTURA, Chairman