

Case 3274

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANTS: Donald E. Graf and Mary Jane Graf  
5115 South Church Street  
Lineboro, Maryland 21088

REQUEST: A conditional use for a shop for the sale, repair  
and service of farm machinery and farm equipment

LOCATION: 4033 Lineboro Road (Md. Rt. 496) in Election  
District 6

BASIS: Article 6, Sections 6.3(e)2 and 6.7: Ordinance 1E  
(The Carroll County Zoning Ordinance)

HEARING HELD: November 28, 1989

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the conditional use.

The pertinent findings justifying the authorization include the fact that the property is conditionally approved as a contractor's equipment storage facility, and garden supply center. The use as proposed will occupy a portion of the rear, or second, building erected in conjunction with the establishment of the contractor's equipment storage facility. (Applicants' Exhibit 1.)

Article 6, Section 6.3(e)2 of Ordinance 1E specifies in relevant part:

"Shops for the service and repair of and sale of farm machinery and farm equipment, including welding, but which are limited exclusively to the sale, service and repair of farm machinery and farm equipment;.... The uses authorized herein shall comply with at least twice the distance requirements of Section 4.12 (Amended 4/18/88)."

As proposed the shop complies with the minimum distance requirements of Section 4.12 of Ordinance 1E.

In considering the record, the Board finds no evidence that establishment and operation of the shop in accordance with the provisions of Ordinance 1E, and the testimony and evidence presented on behalf of the request will unduly affect the adjoining properties or public interest.

Dec. 11, 1989  
Date

John Totura  
John Totura, Chairman