

Tax Map/Block/Parcel  
No. 43-22-112

Building Permit/Zoning  
Certificate No. 90-3019

Case 3443

**OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND**

**APPLICANT:** Paul L. Babington  
4480 Priestland Road  
P. O. Box V  
Union Bridge, Maryland 21791

**ATTORNEY:** Charles M. Preston, Esquire  
188 East Main Street  
Westminster, Maryland 21157

**REQUEST:** A conditional use for a contractor's equipment storage facility

**LOCATION:** 4480 Priestland Road in Election District 12

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

**HEARING HELD:** September 28, 1990

**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 request, subject to the conditions of authorization imposed below.

The pertinent findings determining the Board's authorization include the facts that an expert in real estate appraisal testified that the storage facility would not be visible from adjacent properties and that the facility, as proposed, would not adversely affect the property values of adjacent properties or the residents of those properties. McKinstrys Mill Road has been improved since the public hearing of Case 2909, substantially improving vehicular traffic safety on the road.

Accordingly, the Board finds no indication that authorization of the contractor's equipment storage facility, as proposed and subject to the conditions of authorization imposed below, will unduly affect the adjoining properties or public interests.

In order to promote the intent and purpose of the zoning ordinance, the Board hereby imposes the following conditions of authorization:

1. The location of the contractor's equipment storage facility shall be as indicated on the plot plan submitted

with the application. The area of the contractor's equipment storage facility shall not exceed 43,560 square feet as specified within Article 6, Section 6.3(e)1 of Zoning Ordinance 1E.

2. No construction materials or fuel storage facility are authorized in conjunction with establishment and operation of the contractor's equipment storage facility.

3. The normal hours of operation of the facility shall be from 7:00 a.m. to 4:00 p.m., Monday through Friday.

4. In accordance with the applicant's testimony, contractor's equipment that may be stored on the premises shall be limited to not more than ten pieces of equipment as follows:

1. 5 dump trucks
2. 1 tool truck
3. 1 asphalt paver
4. 1 asphalt roller
5. 1 tractor-loader
6. 1 transportation trailer (low-boy)

Oct. 15, 1990  
Date

JDN/bmh/c3443dec  
October 12, 1990

John Totura  
John Totura, Chairman