

Tax Map/Block/Parcel  
No. 39-16-518

Building Permit/Zoning  
Certificate No. 91-2358

Case 3616

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Green Thumb, Incorporated  
Harry J. Conover, President  
619 Lucabaugh Mill Road  
Westminster, Maryland 21157

**REQUEST:** Establishment of a storage building as an  
accessory use to the existing garden supply  
center, classified as a nonconforming use

**LOCATION:** 619 Lucabaugh Mill Road in Election District 7

**BASIS:** Article 4, Section 4.3(a)(1); Ordinance 1E (The  
Carroll County Zoning Ordinance)

**HEARING HELD:** September 26, 1991

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. The pertinent findings determining the Board's decision include the facts that the existing garden supply center was authorized as a conditional use by the Board of Zoning Appeals on December 15, 1972 in Case 768. At that time the property was zoned "A" Agricultural District. In 1985, the property was rezoned to "C" Conservation District with the adoption of the Comprehensive Plan for Westminster and Environs. As a result, the garden supply center is now classified as a nonconforming use. If the rezoning had not taken place, establishment of the proposed storage building would have been a matter of right. As portrayed on Applicant's Exhibit 1, the building will be located over 100 feet from the 100 year flood plain projected on the property. Accordingly, the Board finds no evidence that the building will unduly affect the adjoining properties or public interest.

Oct. 1, 1991  
Date

John Totura  
John Totura, Chairman

JDN/bmh/c3616dec  
September 30, 1991