

Tax Map/Block/Parcel  
No. 1-24-21

Building Permit/Zoning  
Certificate No. 92-0617

Case 3695

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

**APPLICANT:** William L. Thomas  
5823 Conover Road  
Taneytown, Maryland 21787

**REQUEST:** A conditional use for a farm machinery and equipment sales and service shop, and a variance reducing the minimum distance requirements pertaining thereto

**LOCATION:** 5823 Conover Road in Election District 1

**BASIS:** Article 6, Sections 6.3(e)2 and 6.7; Article 15, Section 15.5; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** April 27, 1992

**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 approves the conditional use and variance, subject to the conditions of authorization imposed below.

The pertinent findings determining the Board's decision include the facts that the principal uses of the 23.5 acre property will continue to be Mr. Thomas' residence and agriculture. In addition, only existing accessory buildings and adjacent yards are planned to be used in conjunction with the farm machinery and equipment sales and service shop. A separate driveway connection to Conover Road is planned to provide vehicular access to the shop and equipment display area. Construction of the driveway will be subject to all applicable requirements including a width of at least 20 feet to provide for two-way vehicular traffic. In addition, on-site parking will be required in accordance with the provisions of the zoning ordinance.

Although a number of dwellings are located adjacent to the property, there is no indication that establishment of the shop and equipment display area will unduly affect the residents of the adjacent properties, the values of those properties, or the public interests.

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

1. In accordance with the applicant's testimony, a new driveway connection shall be constructed to serve the shop. The driveway shall comply with all applicable county requirements.
2. The area of the shop and equipment display area, including all accessory buildings used in conjunction with the shop, shall be limited to approximately 2 acres of land adjacent to the existing buildings. This condition is not intended to prohibit enlargement of an existing building, or the addition of another accessory building, within the authorized area of 2 acres.

May 4, 1992  
Date

John Totura  
John Totura, Chairman

JDN/bmh/c3695dec  
May 1, 1992