

Tax Map/Block/Parcel
No. 68-13-470

Building Permit/Zoning
Certificate No. 94-0243

Case 3905

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

APPLICANT: Lee DeMoss for Terra Gardens
P.O. Box 1287
Sykesville, Maryland 21784

REQUEST: A conditional use to allow business uses in the "I-R"
Restricted Industrial District

LOCATION: On the southwest corner of Enterprise Street and Klees Mill
Road intersection in Election District 14; Central Maryland
Service and Distribution Center subdivision, Plat B, Section
2-D, lot 38 recorded in Carroll County Plat Records in book
29, page 87

BASES: Article 12, Section 12.2(b); Article 11, Sections 11.1(a) and
(c), and 11.6; Ordinance 1E (The Carroll County Zoning
Ordinance)

HEARING HELD: March 24, 1994

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 approved the request. The pertinent findings determining the Board's decision include the facts that the principal use of the property will be as a garden supply center and general store specializing in the sale of accessory and sundry items including, but not limited to nursery stock, bedding plants, landscaping materials, greenhouses and supplies, flowers, produce and other farm related products, patio furniture, antiques, collectibles, and craft materials. From the record of the case, there is no indication that establishment of the business will unduly affect the adjoining properties or public interests, provided that sales are not attempted to be made by displaying items including flowers and produce adjacent to either Enterprise Street or Klees Mill Road which would induce drivers to park vehicles within the right-of-way of either road in order to make purchases. The applicant's attention is directed to the fact that establishment of the business is subject to the provisions of Article 4, Section 4.26 and Article 11 of the zoning ordinance pertaining respectively to site development plans and to provisions regulating establishment of the business, as well as all other applicable ordinances and regulations.

4-18-94
Date

Claude R. Rash
Claude R. Rash, Chairman