

**Tax Map/Block/Parcel
No. 77-7-43**

**Building Permit/Zoning
Certificate No. 99-3012**

Case 4446

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

APPLICANT: Alfonso L. Thompson
7526 Woodbine Road
Woodbine, MD 21797

REQUEST: A conditional use request for approval to park four commercial vehicles .

LOCATION: Located at 7526 Woodbine Road, Woodbine, on property zoned "A" Agricultural District in Election District 14

BASIS: Basis: Article 6; Section 6.3(x); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: November 30, 1999

FINDINGS AND CONCLUSION

On November 30, 1999, the Board of Zoning Appeals (the Board) convened to hear the application of Alfonso L. Thompson (Applicant), for a conditional use for approval to park up to four commercial vehicles at his residence which is zoned "A" Agricultural. Based upon the testimony of the Applicant, the Board makes the following findings of fact.

The Applicant runs a small business (from another location) that provides support for moving companies. His employees drive four commercial vehicles, and they typically drive them to their homes after work. Occasionally, a commercial vehicle will breakdown and the Applicant would need to store the vehicle somewhere while awaiting the repair. The Applicant would like to park the vehicles infrequently at his residence for the period they are awaiting repairs. The Applicant's property is a 2.74 acres, more or less, and the vehicles would be parked on a gravel strip off of his driveway that existed when he purchased his home. No repairs or maintenance of the vehicles will occur at the subject property.

A conditional use may be granted unless the proposed location would suffer unique problems above and beyond those normally associated with the particular use irrespective of its location within the zone. The Board finds that the parking of up to four commercial vehicles on the subject property

will result in few, if any adverse effects and will not increase traffic or lower property values in the neighborhood.

Accordingly, the Applicant's request for a conditional use to park commercial vehicles at 7526 Woodbine Road is approved. This approval is subject to the following conditions:

1. The vehicles must be licensed.
2. There shall be no more than four (4) vehicles parked on the site at one time.

12/16/99
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman

H:\Zoning Administration\Bza_case.doc\c4446decision.wpd