

Case 4702

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

**APPLICANT:** James A. & Wendy Plank, Jr.  
4580 Middleburg Road  
Union Bridge, Maryland 21791

**ATTORNEY:** N/A

**REQUEST:** An application for a conditional use for a roadside stand for agricultural products.

**LOCATION:** The site is located at 4580 Middleburg Road, Union Bridge, MD 21791, on property zoned "A" Agricultural District in Election District 10.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-71 A (19)

**HEARING HELD:** July 24, 2002

**FINDINGS AND CONCLUSION**

On July 24, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a roadside stand for agricultural products and crafts. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicants wish to open a produce/arts and crafts shop on the property on which they reside. They have constructed an attractive building for the shop that fronts Middleburg Road. They grow much of the produce at the site, and sell other products for other local growers. In addition, they would like to sell "country crafts, gifts, and agricultural products at the shop. They will be open from 10:00 a.m. to 7:00 p.m. seven days a week, and anticipate up to approximately 50 customers per day. They will probably close the shop in the winter months.

The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. In addition, the proposed shop will be an asset to the agricultural community in which it is located. Accordingly the request for a conditional use for a shop for produce, arts and crafts and agricultural products is granted.

8/12/02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman