

Tax Map/Block/Parcel  
No. 31-13-228

Building Permit/Zoning  
Certificate No. 03-4368

Case 4900

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

**APPLICANT:** Chris DeGasperi  
1755 Littlestown Pike  
Westminster, Maryland 21158

**ATTORNEY:** N/A

**REQUEST:** An application for a conditional use for farm equipment sales with a setback variance from 400 ft. to 50 ft.

**LOCATION:** The site is located at 1835 Littlestown Pike, Westminster, MD 21157, on property zoned "A" Agricultural District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-16, 223-71 A (6), 223-186 A (2) and (3) and 223-191

**HEARING HELD:** January 27, 2004

**FINDINGS AND CONCLUSION**

On January 27, 2004, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for farm equipment sales with a setback variance from 400 ft. to 50 ft. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The applicant stated he plans to buy and sell farm equipment along Rt. 97 as he has done for years. He works for his father and this is not a full-time job. He owns 3.5 acres at the corner of Bachman Valley Road and Rt. 97. He wants to set a tractor or two out for sale along Rt. 97. Over the past year, the Applicant has sold about thirty (30) pieces of farm equipment.

The Board finds that the proposed use at this location is not ideal, and could generate traffic problems. In the short term, the relatively low impact of the occasional sales here will not generate adverse effects worse here than elsewhere in the zone, provided the following conditions are met:

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1. One (1) piece of farm equipment only may be displayed a minimum of 50 feet from Route 92.
2. Two (2) additional pieces of equipment shall be placed at least 400 feet from Route 97 or in the existing parking lot at the site.
3. No automobiles shall be sold at the site.
4. A sign shall be posted directing interested parties to park in the existing parking lot, rather than along Bachman Valley Road.
5. This use shall expire and must terminate within 150 days of the date of this decision.

Feb 19, 2004

Date

Jacob M. Yingling  
Jacob M. Yingling, Chairman