

Tax Map/Block/Parcel
No. 72-9-543

Building Permit/Zoning
Certificate No. 04-0538

Case 4926

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

APPLICANT: Linda Diane Wright
1126 Fannie Dorsey Road
Sykesville, MD 21784

ATTORNEY: N/A

REQUEST: An application for a conditional use for a contractor's equipment storage yard and variances, as necessary.

LOCATION: The site is located at 1126 Fannie Dorsey, Sykesville, MD 21784, on property zoned "A" Agricultural District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 A (5), 223-186 A (2) and 223-191

HEARING HELD: April 27, 2004

FINDINGS AND CONCLUSION

On April 27, 2004, the Board of Zoning Appeals (the Board) convened to hear the request for a contractor's equipment storage yard and variances, as necessary. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant testified that the house on subject property was built in 1959 and the garage was added shortly thereafter. They have always stored contractor's equipment on the site. The equipment is used to clean out the barn. Cattle are raised on the property. The Applicant's father hauled blacktop and kept his equipment on site. A friend has stored trucks and some mulch on site for 7 years. No one comes to the site to purchase as he delivers the mulch to the customers. Firewood is brought in from other sites, split and then delivered off site. The Applicant uses some of the firewood. No business is run at this site nor is any money paid for using this site or a lease.

Steven Colson stated he is a friend of the Applicant. He owns the skid loader, gooseneck trailer and he takes care of her livestock. There is a backhoe, a 2630 John Deere tractor, and a flat trailer to haul hay. Contractor's equipment is stored there to take care of the farm. The Applicant also has another pasture off Woodbine Road.

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The Board finds that almost all of the contractor's equipment at the site is used to support the Applicant's farming operation and therefore does not need any approval. With regard to any contractor's equipment not used for the Applicant's farm, we find that storage here will not adversely affect the neighborhood greater than elsewhere in the zone. Therefore, a conditional use is granted, subject to the following conditions:

1. Applicant will submit a simplified site plan to the Zoning Administrator delineating where contractor's equipment not used for the Applicant's farm will be stored.
2. No retail operations may occur at the site.

In addition, a variance is granted to allow the storage of contractor's equipment not used for farming purposes not less than 100 feet of the property line.

5/5/04
Date


Jacob M. Yingling, Chairman