

Tax Map/Block/Parcel
No. 43-10-180

Case 5491

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

APPLICANT: Wyatt and Jennifer Griffin
6 Hoff Road
Union Bridge, Maryland 21791

ATTORNEY: n/a

REQUEST: A conditional use for a roadside stand for the sale of fresh vegetables and produce.

LOCATION: The site is located at 6 Hoff Road, Union Bridge, MD 21791 on property zoned "A" Agricultural District in Election District 12.

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

HEARING HELD: May 27, 2009

FINDINGS AND CONCLUSION

On May 27, 2009, the Board of Zoning Appeals (the Board) convened to hear a conditional use for a roadside stand for the sale of fresh vegetables and produce. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicants reside on 8.1 acres in this predominantly rural area. They wish to supplement their family income by operating a roadside stand for the sale of fruits and vegetables. The 8 ft. x 16 ft. open air stand will be located off of Hoff Road and will sit approximately 2/3 of the way up the Applicants' driveway. There are six parking spaces available around the stand. The stand will be open from May through October. The Applicants hope to attract about 20 customers per day.

The Board found that the proposed stand was compatible with the area, which is agricultural. The stand will generate minimal customer traffic and no noise, dust, fumes or gases. There was no evidence presented of any possible diminution of neighborhood property values. Rather, the stand will serve the public convenience and will be an asset to the neighborhood.

OFFICIAL DECISION

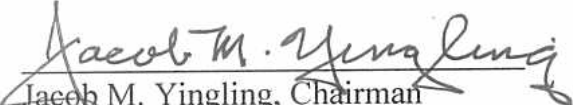
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Based on the above, the Board approved the conditional use, with the following conditions:

1. The hours of operation will be from 11:00 a.m. to 6:00 p.m.
2. The stand may be open 7 days a week.

6/17/09
Date


Jacob M. Yingling, Chairman