

Tax Map/Block/Parcel
No. 77-4-395
Case 5618

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Rockford S. Mills, Sr.
1108 Hoods Mill Road
Woodbine, Maryland 21797

ATTORNEY: N/A

REQUEST: An application for a conditional use for a contractor's equipment storage yard and variances from the 400 ft. distance requirements to lots of 3 acres or less; to the curtilage area of lots of 3 acres or more; and from the 50 ft. setback requirements.

LOCATION: The site is located at 1108 Hoods Mill Road, Woodbine, MD 21797, on property zoned "A" Agricultural District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 A (5) and 223-16

HEARING HELD: January 3, 2012

FINDINGS AND CONCLUSION

On January 3, 2012, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a contractor's equipment storage yard and variances from the 400 ft. distance requirements to lots of 3 acres or less; to the curtilage area of lots of 3 acres or more; and from the 50 ft. setback requirements. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

Mr. Rockford Mills and his wife, Mrs. Terri Mills, both testified that they were seeking to move their contracting operation onto their personal residence due to the economic downturn. They testified that it made more fiscal sense to operate their small business from their home as opposed to renting space elsewhere.

None of the surrounding property owners appeared at the hearing to oppose the proposed use.

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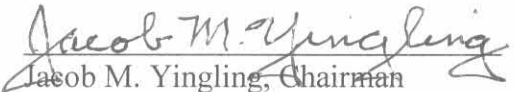
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As such, the Board finds that the proposed use will have no greater adverse effects on the surrounding community than it would anywhere else in the County. Therefore, the Board grants the application for the conditional use.

Finally, the Board finds that testimony of Rockford Mills and his wife is persuasive and concurs that given the irregular shape of the parcel in question, there is no other suitable location on the property for the use and as such approves the requested rear yard variance as to avoid an undue hardship. The Board finds that there is no need for the additional variances to the curtilage area setback.

Based on the testimony presented the Board accordingly approved the request for a conditional use as submitted by the Applicant.

1/23/2012
Date


Jacob M. Yingling, Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 223-192C of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.