

**Tax Map/Block/Parcel
No. 31-13-303 (Lot 2)
Case 5609**

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

APPLICANT: Meadow Farms, Inc.
c/o Ron Meadows
1731 Littlestown Pike
Westminster, Maryland 21158

ATTORNEY: N/A

REQUEST: An application for a conditional use for a contractor's equipment storage yard.

LOCATION: The site is located at 1731 Littlestown Pike, Westminster, MD 21158, on property zoned "A" Agricultural District in Election District 7.

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

HEARING HELD: September 28, 2011

FINDINGS AND CONCLUSION

On September 28, 2011, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a contractor's equipment storage yard. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The property was formerly used as a nursery business. The Applicant is seeking conditional use approval for the property to be used as a contractor's equipment storage yard. The property is 7.73 acres (+).

The contractor runs an outdoor property maintenance company with 25 employees. Employees will arrive at the property at 6:30 a.m. and leave, returning at 4:00 p.m. on most days. The contractor will also erect a pole building for the business, and use the existing nursery buildings for storage and office space. No customers will visit the site. The equipment to be stored there will include 15 pickup trucks, sweeper trucks and a large one-ton truck. No work will be performed on the property.

The Board found this use to be a much less intense use than the garden center. Traffic will be limited to employee vehicles. No noise will be generated. Any adverse effects generated

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by this use here will be no greater than elsewhere in the zone. Accordingly, the conditional use was granted.

10/19/2011
Date


Richard J. Simmons, Chairman

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Pursuant to Section 223-192C of the County Code, this approval will become void within 1 year from the date of this decision unless the use or variance is implemented. Please contact the Zoning Administrator at (410) 386-2980 to obtain a zoning certificate.

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.