

Tax Map/Block/Parcel  
No. 45-21-603

Building Permit/Zoning  
Certificate No. 06-2449

Case 5255

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

**APPLICANT:** Carroll County Foods, Inc.  
c/o Dwight Gorsuch  
1333 Avondale Road  
New Windsor, MD 21776

**ATTORNEY:** Michael Ritchey

**REQUEST:** Conditional use request for an above ground petroleum storage tank consisting of two sections: 1-10,000 gallon and 1-5,000 gallon, totaling 15,000 gallons. (Note – Request was amended at the hearing to 1- 8,000 gallon tank and 1- 4,000 gallon tank.)

**LOCATION:** The site is located behind 1333 Avondale Road, New Windsor, on property zoned “I-G” General Industrial District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-126 (12) and 223-186 A (2)

**HEARING HELD:** September 27, 2006

**FINDINGS AND CONCLUSION**

On September 27, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for an above ground petroleum storage tank consisting of two sections: 1-10,000 gallon and 1-5,000 gallon, totaling 15,000 gallons (could become two individual tanks). At the start of the hearing, the Applicant indicated that there would be one- 8,000 gallon tank and one- 4,000 gallon tank. The Board made the following findings and conclusion:


The Applicant is a food service distribution center serving restaurants, hospitals and schools. They have a fleet of 45 trucks operating at the facility with 248 employees. They currently get 20 visits per month from a fuel supplier to fill each industrial truck with fuel.

The tanks are to be located in a spot that is already served by an internal road in the complex. The tanks will allow the Applicant to fill its own trucks, and cut fuel deliveries down to one per month. Installation of the tanks will result in minimal disturbance at the site. The tank system will include an alarm, overfill protection, an oil/water separator for runoff control, and steel walls. The surrounding neighborhood consists of industrial uses.

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Based on the above, the Board finds that the proposed tank facility will reduce traffic, noise, and fumes and it is consistent with the surrounding industrial uses. The Board further finds that any adverse effects from this use would not be greater here than elsewhere in the zone. Accordingly, the conditional use is granted.

10/23/06  
Date

  
Jacob M. Yingling, Chairman