

Tax Map/Block/Parcel
No. 31-13-303

Building Permit/Zoning
Certificate No. 05-0566

Case 5056

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

APPLICANT: Lawrence E. Meeks
4800 Arters Mill Road
Westminster, MD 21158

ATTORNEY: Andrew C. Stone

REQUEST: A conditional use for a contractor's equipment storage yard and a variance to park vehicles within ten (10) feet of the property line along the driveway.

LOCATION: The site is located at 1737 Littlestown Pike, Westminster, on property zoned "A" Agricultural District in Election District 7.

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

HEARING HELD: June 1, 2005

FINDINGS AND CONCLUSION

On June 1, 2005, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a contractor's equipment storage yard and a variance to park vehicles within ten (10) feet of the property line along the driveway. The Board made the following findings and conclusion:

The Applicant owns 6.2 acres (+-) of property at 1737 Littlestown Pike, Westminster. The property is zoned "A" Agricultural. He purchased the property in 1976 to store farm equipment, which now includes 5 grain bins and 5 liquid fertilizer storage tanks. There is a bank barn and parking area on the property and it has direct access onto MD Rte. 97.

The Applicant seeks the Board's permission to allow others to park construction equipment at the site. Approximately 7 trucks would use the site, and make 10 to 15 trips per day. Diesel fuel would be stored on the property. Additional equipment to be stored would

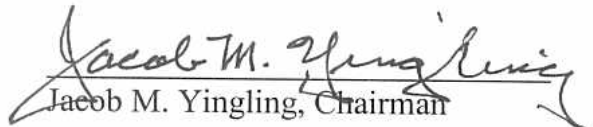
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include wood chippers, stump removal equipment, a small bulldozer and trailers. The State Highway Administration has no objection as the property is served by an entrance with good sight distance.

The Board finds that the Applicant has proven that the configuration of the lot and pre-existing building support the grant of a variance to park vehicles within 10 feet of the property line along the driveway. Furthermore, the Board finds that the proposed use at this location would not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the request for conditional use is granted, subject to the following:

1. The contractor's equipment storage yard is limited to the existing "earth stone parking area" as shown on the sketch submitted by the Applicant and attached hereto as Exhibit "A".
2. No more than 3 trucks may park along the driveway up to 10 feet from the property line.
3. The use is non-transferable and the Applicant shall obtain site plan approval from the County for the use.
4. No more than 5 pieces of construction equipment may be stored, and the storage of a construction trailer is NOT approved.

6/23/05
Date


Jacob M. Yingling, Chairman