

Tax Map/Block/Parcel  
No. 46-15-1168

Building Permit/Zoning  
Certificate No. 05-0292

Case 5043

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

**APPLICANT:** 4-Outdoor, Inc.  
James B. Cochran  
7477 McKaig Road  
Frederick, MD 21701

**ATTORNEY:** N/A

**REQUEST:** A conditional use for a retail use in an Industrial Restricted Zone for the sale of portable sheds, gazebos and play equipment.

**LOCATION:** The site is located at the corner of Baltimore Blvd. and Old Baltimore Road, Westminster, on property zoned "I-R" Restricted Industrial District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-118 B, 223-99 I and 223-186 A (2)

**HEARING HELD:** March 30, 2005 & March 31, 2005

**FINDINGS AND CONCLUSION**

On March 30 & 31, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a retail use in an Industrial Restricted Zone for the sale of portable sheds, gazebos and play equipment. The Board made the following findings and conclusion:

The Applicant wishes to sell playground equipment, sheds and outdoor furniture on the referenced parcel. He estimates that he will place up to 30 buildings or structures for sale on the site. He will place a temporary office at the property with phone service and electric. He estimates that he will have 2 to 3 employees during weekends and 1 during the week. There will likely be no more than 3 to 4 cars there at one time, and the use will generate around 20 trips per day. A tractor trailer will deliver items for sale at the site once a week.

**OFFICIAL DECISION**

**C5043**

**Page Two**

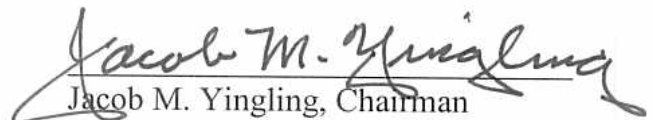
This use will be located on the same site as several other uses, including a fireworks stand and truck storage site. The Applicant has leased Parcel 1168 from the landlord, which is apparently the only lease that has been signed for the property.

The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the request to sell playground equipment, sheds and outdoor furniture is approved, subject to the following conditions:

1. A site plan shall be submitted in accordance with the Carroll County Public Local Laws and Ordinances, Chapter 103-19.
2. Hours of operation shall be 9:00 a.m. to 8:00 p.m. Monday through Friday and 12:00 p.m. to 5:00 p.m. Saturday through Sunday.
3. Permanent signage shall not exceed 4 ft. x 6 ft.
4. The operation shall be confined to parcel 1168, and shall meet all applicable setbacks for that parcel.

Date

4/28/05

  
Jacob M. Yingling, Chairman