

**Tax Map/Block/Parcel  
No. 67-18-36**

**Building Permit/Zoning  
Certificate No. 05-0116**

**Case 5028**

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

**APPLICANT:** BCC Properties, LLC  
3600-B St. John's Lane  
Ellicott City, MD 21042

**ATTORNEY:** Clark R. Shaffer

**REQUEST:** A conditional use for a contractor's equipment and storage yard with offices and variances from the distance requirements of 223-16 as necessary.

**LOCATION:** The site is located at 142 W. Old Liberty Road, Sykesville, on property zoned "I-R" Restricted Industrial District in Election District 14.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-118 A (3) and 223-16

**HEARING HELD:** March 2, 2005

**FINDINGS AND CONCLUSION**

On March 2, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for a contractor's equipment and storage yard with offices and variances from the distance requirements of 223-16 as necessary. The Board made the following findings and conclusion:

The Applicant is a construction company that specializes in the construction of tunnels. The company has completed or is working on projects all along the east coast. They are seeking to relocate their home office and equipment storage yard from Howard County.

The proposed project would involve the construction of an office building and a storage facility for their tunneling and boring equipment. Most equipment will be kept off site at the various job sites throughout the east coast. Traffic generated by the proposed use will be sporadic and minimal given the nature of the operation. The size of the lot is 9.76 acres.

The site will be open from 7:00 AM to 5:00 PM on Monday through Friday and will be closed to the public on Saturdays and Sundays. There will be an office staff of 16 persons.

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, a conditional use is granted for this proposed facility. In addition, the grant of a variance is appropriate, as a strict enforcement of the setbacks to this parcel would render it practically unsuitable for any industrial use. Accordingly, a variance is granted from the 600 foot setback to 290 feet.

Date

3/16/05

  
Jacob M. Yingling, Chairman