

**Tax Map/Block/Parcel
No. 39-16-943**

**Building Permit/Zoning
Certificate No. 02-3243**

Case 4729

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

APPELLANTS: Sean and JoEllen Sparks
720 Wheatley Drive
Westminster, Maryland 21157

ATTORNEY: N/A

REQUEST: An appeal of a Notice of Violation from the Zoning Administrator concerning the storage container, equipment, construction material and more than two (2) commercial vehicles.

LOCATION: The site is located at 720 Wheatley Drive, Westminster, MD 21157, on property zoned "C" Conservation District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-188

HEARING HELD: October 29, 2002

FINDINGS AND CONCLUSION

On October 29, 2002, the Board of Zoning Appeals (the Board) convened to hear the appeal of a Notice of Violation from the Zoning Administrator concerning a storage container equipment, construction material and more than two (2) commercial vehicles on the referenced parcel. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Appellants reside in a rural residential area with "C" Conservation Zoning. They are employed in a construction business, which is established at a different location. The Appellants currently store two commercial vehicles, two trailers, two personal vehicles at the residence. In addition, the Applicants store or have stored additional contractor's equipment at the site, including a bobcat, lowboy trailer, numerous storage boxes, plow, and construction materials at the residence.

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The Board finds that the Appellants' storage of construction equipment, storage modules and construction materials on this residentially zoned property is a violation of the Zoning Ordinance provisions for Conservation Zoning. The Board therefore, upholds the Notice of Violation and the Applicants are directed to remove all unauthorized construction equipment, construction materials, and any other items not permitted in the "C" Conservation Zone within six (6) months of the date of this Decision. The Appellants are urged to consult with the Department of Permits and Inspections during this period for guidance as to what is permitted in the Conservation Zone.

11/27/02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman