

**Tax Map/Block/Parcel
No. 33-14-326**

**Building Permit/Zoning
Certificate No. 02-3242**

Case 4726

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

APPLICANT: Tom Scanlan
1936 Hanover Pike
Hampstead, Maryland 21074

ATTORNEY: N/A

REQUEST: An application for a conditional use for a contractor's equipment and storage yard.

LOCATION: The site is located at 1814 Hanover Pike, Hampstead, MD 21074, on property zoned "I-R" Restricted Industrial District in Election District 8.

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

HEARING HELD: November 1, 2002

FINDINGS AND CONCLUSION

On November 1, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a contractor's equipment and storage yard. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant wishes to store numerous pieces of construction equipment on the site. He has 15 pieces of excavation/paving equipment for his excavation company, as well as 2 dump trucks and 3 service trucks. He plans to fence the entire property with a locked gate. He will probably remove the existing building, which is in poor condition. Most of the equipment mentioned will be stored on site, rather than on the property. No employees will work here during the day, and no customers will visit the site. Fuel tanks are already on the property.

The Board notes that the property currently resembles a junkyard and must be cleaned up to avoid future zoning violations. Therefore, the Board approves the conditional use, as the site is appropriate for the equipment yard. The approval is conditioned on the appearance of the property being improved and the Applicant obtaining any necessary variances.

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11/27/02
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman