

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

**Building Permit/Zoning
Certificate No. 01-2163**

Case 4614

**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: An application for a conditional use for a contractor's equipment and storage yard with offices and variances from the distance requirements of 223-16 to allow the use as shown on the concept plan on file with the Board of Zoning Appeals.

LOCATION: The site is located at 142 W. Old Liberty Road, Sykesville, MD 21784, on property zoned "IR" Restricted Industrial District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-118 and 223-16

HEARING HELD: August 28, 2001

FINDINGS AND CONCLUSION

On August 28, 2001, the Board of Zoning Appeals (the Board) convened to hear a request for a contractor's equipment and storage yard with offices and variances from the distance requirements of 223-16 as shown on the concept plan on file with the Board of Zoning Appeals. The plan is incorporated in this decision as though set forth in length. Based upon the testimony and evidence presented, the Board makes the following findings and conclusions of law:

The Applicant is a company specializing in the construction of tunnels for water and sewer systems along the east coast. In addition, the company performs minor fabrications and welding. The Applicant's ten acre parcel would house the company's office, repair shop, and allow for the storage of construction equipment. The proposed location will provide easy access to Maryland Routes 26 and 32. Most work is currently being performed out of state. Normal hours of operation would be from 8:00 A.M. to 5:00 P.M. and the shop hours will be from 7:00 A.M. to 4:00 P.M. Minimal traffic to and from the site is envisioned.

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The Board finds that the proposed use is compatible with the existing neighborhood, and will be well insulated from adjoining properties by forest and landscaping. The property is contiguous to an Industrial Park and will complement it. Any adverse effects generated here will be no greater than elsewhere within the "IR" zone. As for the variances requested from the setbacks, the Board finds that no industrial use could exist on the property if the setbacks were strictly enforced. In addition, the landscaping and existing buffers will ameliorate any adverse effects. Accordingly, a variance from the 600 Ft. setback set forth in Chapter 223-16 of the Code of Public Local Laws and Ordinances to 290 Ft. is granted.

9/25/01

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman