

Tax Map/Block/Parcel
No. 57-19-424

Building Permit/Zoning
Certificate No. 01-0216

Case 4578

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

APPLICANT: Rodney and Linda Hidey
3112 Ridge Road
Westminster, Maryland 21158

ATTORNEY: Daniel Murphy

REQUEST: An application for a conditional use request for a contractor's equipment storage yard and garden supply center for the sale of mulch and other garden supplies.

LOCATION: The site is located at 3112 Ridge Road, Westminster, MD 21158, on property zoned "A" Agricultural District in Election District 9.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71(5), (16).

HEARING HELD: March 27, 2001

FINDINGS AND CONCLUSION

On March 27, 2001, the Board of Zoning Appeals (the Board) convened to hear the application for a conditional use request for a contractor's equipment storage yard and garden supply center for the sale of mulch and other garden supplies. The Board makes the following findings of fact and conclusions of law.

The Applicant operates a landscaping business. He owns six trucks (four pick-up trucks and two stake bodies), and he resides on this 5 acres (±) on Ridge Road. There is an existing 90 Ft. long by 30 Ft. wide building on the site. He employs six people during the summer months and two during the winter. He operates a landscaping business and stores various kinds of mulch and occasional stone and topsoil on the property. Employees leave the site at 6:45 A.M. and return at 5:00 P.M. Mowing equipment is stored in the building.

The Applicant anticipates that he will construct some sort of buffer around the products stored outside. Almost 90% of these products are dropped off at sites, and the rest is sold directly to the public.

Official Decision
C4578
Page Two

The Board finds that the proposed use will not generate adverse effects above and beyond those normally associated with such a use at this location. Accordingly, a conditional use is granted. The approval is conditional upon Applicant obtaining all necessary state and local approvals regarding the storage of fuel on the site.

4-17-01

Date

Ronald F. Hoff

Ronald F. Hoff, Chairman