

**Tax Map/Block/Parcel
No. 51-9-21**

**Building Permit/Zoning
Certificate No. 01-0102**

Case 4568

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

APPLICANT: Dennis L. Bosley, Jr.
606 Hook Road
Westminster, Maryland 21157

ATTORNEY: N/A

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

LOCATION: The site is located at 1410 Old Westminster Road, Westminster, MD 21157, on property zoned "A" Agricultural District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223.71(5)

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. The Board makes the following findings and conclusions of law:

The applicant is a local homebuilder with one Bobcat, one backhoe, one small dump truck, a trailer and a lift. All equipment is kept at his current residence. He recently placed two sea containers on the site for storage. He plans to erect a 40-Ft. x 60-Ft. pole barn and construct a new home on the recently acquired site. The two 8 Ft. x 40 Ft. sea containers will be removed once the pole building is constructed and all equipment will be kept inside. No equipment will be serviced on site. Equipment is normally kept on the job site during the construction phase. The applicant plans to bring in millings (ground up blacktop from roadways) to build a 1350 Ft. driveway to help reduce the dust in the summer. Approximately 5 acres will be fenced in for horses, and two pet goats. The remaining 16 acres will be leased to a farmer.

The applicant does not plan to access his property through the Rolling Ridge development. No contractor's meetings or deliveries will be occurring on the site relative to the business.

Official Decision
C4568
Page Two

The Board finds that the proposed use will not generate adverse effects at this location above and beyond those inherently associated with this use. Accordingly, the conditional use is granted. However, the Board imposes the following condition: All equipment is to be kept inside of the building with the exception of the two trailers to be parked between the building and the wooded property line.

4-17-01

Date

Ronald F. Hoff

Ronald F. Hoff, Chairman