

**Tax Map/Block/Parcel
No. 8-20-48**

**Building Permit/Zoning
Certificate No. 00-1268**

Case 4508

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

APPELLANT: James W. Long
5300 Saint Paul Road
Millers, Maryland 21102

ATTORNEY: N/A

REQUEST: An appeal of the denial of a building permit and a variance request for the placement of a 60'x 40' storage building.

LOCATION: 5300 Saint Paul Road, Millers, Maryland 21102 on property zoned "A" Agricultural District - Election District 6.

BASIS: Basis: Article 15; Section 5.4 and Article 17, Section 2(a); Zoning Ordinance 1E

HEARING HELD: July 26, 2000

FINDINGS AND CONCLUSION

On July 26, 2000, the Board of Zoning Appeals (the Board) convened to hear the appeal of the denial of a building permit and a variance request for the placement of a 40'x60' storage building by James W. Long at 5300 Saint Paul Road, Millers, Maryland 21102. The following are the Board's findings and conclusions on this matter.

The Appellant wishes to erect a 60' x 40' storage building on his property, which consists of 1.5 acres, more or less. The property is zoned Agricultural. The Appellant intends to store three or more of his cars, garden supplies and other items belonging to the family in the building. The height of the building will be 16 feet and it will be substantially surrounded by woods. No one appeared in opposition to the request.

The Board finds the proposed storage building to be a principal permitted use in the Agricultural zone. (The size of the proposed structure makes it impossible to classify it as an accessory use.) The Board finds that storage of the Appellant's lawn equipment and untagged vehicles within the proposed

structure will improve the property and the neighborhood. Accordingly, the Board grants the Appellant's request and a 10 foot setback variance from the rear property line. However, the Board also imposes the following conditions to protect the public health, safety and welfare.

1. The Appellant's building shall not be used for any commercial purpose.
2. All untagged vehicles on the Appellant's property must be enclosed within the proposed building now and in the future.

8/11/00

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman