

Tax Map/Block/Parcel
No. 28-5-273

Building Permit/Zoning
Certificate No. 95-4225

Case 4080

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Samuel G. Battaglia and Linda C. Battaglia
3910 Bark Hill Road
Union Bridge, Maryland 21791

REQUEST: To add restoration and sale of antiques, including collectibles, automobiles, and farm tractors and equipment inside and outside of the building to the existing nonconforming uses

LOCATION: 3959 Old Taneytown Road in Election District 1

BASIS: Article 4, Section 4.3(a)(1)

HEARING HELD: January 23, 1996

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record and in accordance with the state Open Meetings Act, the Board authorized restoration and sale of antiques, including collectibles and automobiles in substitution of the farm and family center authorized November 17, 1980, in Case 1658. The authorization is subject to the following conditions of authorization:

1. The farm and family center shall cease all use of the property within eight months of the date of this decision, and
2. Plastic screening inserts be installed in the existing chain link fence along the easterly side property line, or that similar screening or landscape screening be established along the easterly side property line.

The pertinent findings determining the Board's decision include the facts that the proposed use will not involve display and storage of machinery or equipment outside of the building to the same extent as with the farm and family center operation. There is no evidence that the use, as proposed and conditioned herein, will unduly affect the residents of adjacent properties, the values of those properties, or the public interests.

2.1.96

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman

3. The driveway connections from the subject property to Old Taneytown Road shall be subject to the approval of the Bureau of Engineering Access Permits of the State Highway Administration.
4. An identification sign or signs, not to exceed 32 square feet, may be erected in conjunction with the establishment of the requested use.

The Board directs the Secretary to forward a copy of this decision to the applicants, and the Zoning Administrator; and for the Zoning Administrator to issue the Zoning Certificate with reference thereon under Zoning and Site Plan Information and Special Conditions to this case and decision upon the timely filing of an application for said certificate by the applicants in accordance with the provisions of Article 16, Section 16.2 of Zoning Ordinance 1E, and the conditions of this decision.

11/17/80
Date

Edmund J. Nusbaum
Edmund J. Nusbaum, Chairman