

**Tax Map/Block/Parcel**  
**No. 27-12-206**  
**Case 5714**

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

**APPLICANT:** Robert C. Thomas, III  
2085 Crouse Mill Road  
Taneytown, Maryland 21787

**ATTORNEY:** N/A

**REQUEST:** An application for a conditional use for contractor equipment storage and variances from the required 30 ft. side yard to 0 ft., the required 40 ft. front yard to 0 ft., the required 3 acres to 1.37 acres; from 400 ft. to 229 ft. to the Harman property, from 400 ft. to 140 ft. to the Naugle property, from 400 ft. to 126 ft. to the Hall property, and from 400 ft. to 137 ft. to the Schmidt property.

**LOCATION:** The site is located at 2085 Crouse Mill Road, Taneytown, MD 21787, on property zoned "A" Agricultural District in Election District 1.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-75 and 223-16

**HEARING HELD:** July 31, 2013

**FINDINGS AND CONCLUSION**

On July 31, 2013, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for contractor equipment storage and variances from the required 30 ft. side yard to 0 ft., the required 40 ft. front yard to 0 ft., the required 3 acres to 1.37 acres; from 400 ft. to 229 ft. to the Harman property, from 400 ft. to 140 ft. to the Naugle property, from 400 ft. to 126 ft. to the Hall property, and from 400 ft. to 137 ft. to the Schmidt property. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

Robert Thomas, III testified that he has been in business for approximately thirteen years. He has been at his current location for the last seven years. His business involves removing, clearing, and erecting farm fencing. He has one bobcat, one truck and two trailers in the business. He also has two workers. He has one security light for the protection of his property. Mr. Thomas stated that he had a MHIC license and a state contractor's license. He sometimes brings scrap wood onto his property. For that reason he has an exterminator to come to his

property periodically. Without the granting of his request for variances he would not be able to locate the contractor equipment storage yard on his property.

Audrey Harmon is a neighbor that testified. She stated that she had no objection to Mr. Thomas' request for a conditional use.

The Board is convinced that authorization of the requested conditional use for the contractor's equipment storage yard is consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses in the zoning ordinance, and will not unduly affect residents of adjoining properties, the values of those properties, or public interests.

8/8/2013  
Date

Howard Kramer  
Howard Kramer, Acting Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 223-192C of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.

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