

**Tax Map/Block/Parcel
No. 50-3-109
Case 5597**

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

APPLICANT: Bus Shed, LLC
420 Smith Road
Westminster, MD 21158

ATTORNEY: N/A

REQUEST: An application for a conditional use for a sheet metal and light metal working shop (with sale of snow plows).

LOCATION: The site is located at 1251 New Windsor Road (High Street), New Windsor, MD 21776 on property zoned "B-NR" Neighborhood Retail Business District in Election District 11.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-100 E

HEARING HELD: June 22, 2011

FINDINGS AND CONCLUSION

On June 22, 2011, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a sheet metal and light metal working shop (with sale of snow plows). Based on the testimony and evidence presented, the Board made the following findings and conclusion:

Ronnie Blackstein appeared before the board to propose a conditional use on the property he owns located at 1251 New Windsor Road (High Street), New Windsor, MD 21776. Before testifying before the Board, Mr. Blackstein requested that the address of the use be amended to 500 High Street, New Windsor, MD 21776. Mr. Blackstein testified to the Board regarding the history of the property and the various uses which have occurred on the property in recent years.

Additionally testifying before the Board was William Fries, IV, who is the owner of the Machine Shop that intends to operate on the property. Mr. Fries testified that the machine shop will keep normal business hours, with some late night service if necessary, and will employ low smoke welding on the property in order to keep the impact on the community to a minimum. Mr. Fries finally testified as to the nature of his work, its unique character, and the fact that he

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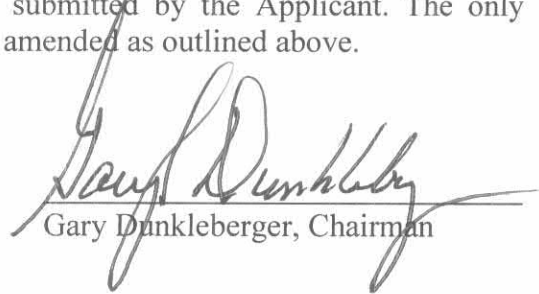
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intends to sell Snow Plow blades from the property, but does not intend to maintain an inventory therein.

Ms. Trudy Snader appeared as a private citizen and expressed concerns over the smoke generated by the use and questioned whether any heavy machinery would be coming or going from the property. After answering her questions satisfactorily, Ms. Snader testified that she was in support of the use, as it would allow the building to be occupied and provide another set of eyes on her herd.

Based on the testimony presented and the lack of any opposition from the community at large, the Board accordingly approved the request as submitted by the Applicant. The only condition made upon the motion was that the address be amended as outlined above.

20 July 2011
Date


Gary Dunkleberger, Chairman

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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 a building permit conforming to the plans is obtained within 6 months from the date of this decision. For more information on the building permit process, please contact the Bureau of Permits and Inspections at (410) 386-2674.