

Tax Map/Block/Parcel
No. 11-18-181

Case 5487

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

APPLICANT: Merrill Thomas, Jr.
4353 Arters Mill Road
Westminster, Maryland 21157

ATTORNEY: n/a

REQUEST: A conditional use for a storage lot for commercial vehicles.

LOCATION: The site is located at 4353 Arters Mill Road, Westminster, MD 21157 on property zoned "A" Agricultural District in Election District 3.

BASIS: Code of Public Local Laws and Ordinances, Section 223-71 A (23)

HEARING HELD: May 21, 2009

FINDINGS AND CONCLUSION

On May 21, 2009, the Board of Zoning Appeals (the Board) convened to hear a conditional use for a storage lot for commercial vehicles. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The subject property is 9.476 acres in the Agricultural zone. The property is improved with a residence and a 30' x 80' pole building. The Applicant has lived here for 19 years and operates a roofing company from the property. One employee comes to the property to pick up a vehicle and returns by 6:00 p.m. In addition, the Applicant's daughter performs secretarial services for the company in the residence. The Applicant would like to keep up to 6 commercial vehicles connected to the business on the property. There are occasional UPS or other common carrier deliveries to the property for the business. The Applicant has his own access lane to Arters Mill Road.

The surrounding area is rural. The Applicant's vehicles typically travel south on Arters Mill Road. Some trucks are too large to fit in the pole building on the property and are stored outside.

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The Board found that the Applicant's use of the property does not generate any discernable noise or dust. Traffic from the Applicant's employees is minimal as work is performed off site. There is no customer traffic and are very few deliveries to the property. There is no disruption to the neighborhood from the Applicant's use of the property. There was no evidence of any diminution in property values for the Applicant's use. In short, any adverse effects from this use would be no greater here than elsewhere in the Agricultural zone. As such, a conditional use for up to 6 commercial vehicles at this property is granted. These six allowable vehicles include the 2 allowed already under §223-30.3 of the Code.

6/17/09
Date

Jacob M. Yingling
Jacob M. Yingling, Chairman