

**Tax Map/Block/Parcel
No. 61-2-613**

Case 5418

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

APPLICANT: Bruce C. Combs
3630 Hooper Road
New Windsor, Maryland 21776

ATTORNEY: Clark R. Shaffer

REQUEST: A conditional use for parking facilities for commercial vehicles (not to include truck or motor freight terminals) with an accessory office.

LOCATION: The site is located at 3630 Hooper Road, New Windsor, MD 21776, on property zoned "A" Agricultural District in Election District 9.

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

HEARING HELD: June 25, 2008

FINDINGS AND CONCLUSION

On June 25, 2008, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for parking facilities for commercial vehicles (not to include truck or motor freight terminals) with an accessory office. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant resides on 12.7 acres in the "A" Agricultural zone. He purchased this property in 1993. It is served by a use-in-common driveway.

The Applicant operates a drywall business from the home. The property includes several outbuildings, which contain equipment for the business as well as personal vehicles. The business employs 10 persons, although only 3 come to the residence each day. Customer traffic to the property is rare. Most business is conducted off the site and by phone. A list of the company's vehicles is affixed hereto as Exhibit "A".

OFFICIAL DECISION

Case 5418

Page 2

The Applicant testified that he has or will instruct his employees and invitees not exceed 15 miles per hour on the common driveway. In addition, the Applicant testified that he will maintain contact with his neighbors who share the driveway with regard to the operation of his business.

Based on the above the Board found that a drywall company will not generate noise, dust, fumes, traffic or any other adverse effect greater here than elsewhere in the zone. The business is quiet, clean and has generated few, if any problems in the neighborhood. Business operations will occur mostly off site. The storage of vehicles at this property is done so in a manner to minimize the visibility of the business. No diminution of property values or disruption to the neighborhood was shown. Accordingly, the conditional use was granted. This conditional use is to be considered personal to the Applicant and his business, and may not be transferred except to any drywall company controlled and operated by Bruce Combs, Linda Combs or Mark Combs or any combination thereof.

7/23/08
Date

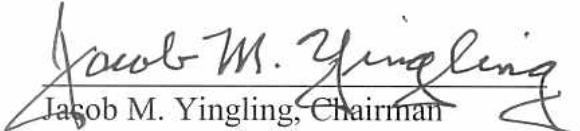

Jacob M. Yingling, Chairman

Exhibit "A"

BRUCE COMBS DRYWALL, INC. VEHICLE LIST

14-Apr-08

Vehicle	VEIN	DRIVER	
2004 Ford F-250 Pickup	1FTNW21P34EC61370	BRUCE COMBS	PARKED IN DRIVEWAY
2003 Ford F-250 Pickup	1FTNW21P13EC29614	MARC COMBS	NOT PARKED HERE
2001 Ford F-250 Pickup	1FTNW21F51ED71100	BILL WERKING	NOT PARKED HERE
1999 Ford F-250 Pickup	1FTNX21F9XEC90042	RAY KING	NOT PARKED HERE
2001 Chevrolet Cargo Van	1GCFG15W111114108	STEVE FULLER	NOT PARKED HERE
1997 Ford F-250 Pickup	1FTHX265F1VEA71580	BRUCE COMBS	PARKED IN DRIVEWAY
1994 Ford F-250 Pickup	1FTHX26KXRKB82102	SNOW PLOW	PARKED IN DRIVEWAY
2000 Isuzu Box Truck	JALC4B14XY7003195	PARKED	
2002 Chevrolet Pickup	1GCEC14W12Z253831	RESIDENTIAL	PARKED IN DRIVEWAY
2003 Chevrolet Pickup	1GCEC14XX3Z276194	COMMERCIAL	PARKED IN DRIVEWAY