

Tax Map/Block/Parcel  
No. 44-10-113

Building Permit/Zoning  
Certificate No. 06-2409

Case 5252

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

**APPLICANT:** Springdale Dairy Farms  
c/o Carl E. and Deborah A. Owings  
201 S. Springdale Road  
New Windsor, MD 21776

**ATTORNEY:** N/A

**REQUEST:** Conditional use request for the processing and sale of ice cream.

**LOCATION:** The site is located behind 201 S. Springdale Road, New Windsor,  
on property zoned "A" Agricultural District in Election District 11.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-71 A (11)  
and 223-186 A (2)

**HEARING HELD:** September 26, 2006

**FINDINGS AND CONCLUSION**

On September 26, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for the processing and sale of ice cream. The Board made the following findings and conclusion:

The Applicants have owned and operated a dairy farm for over 30 years. They wish to supplement their farm income by producing and selling ice cream. They would like to erect a 30 ft. x 50 ft. building where they would make the ice cream and sell it to the public. There will be some limited seating at the site and some play equipment. The Applicants anticipate hiring one or two employees to help them with the stand.

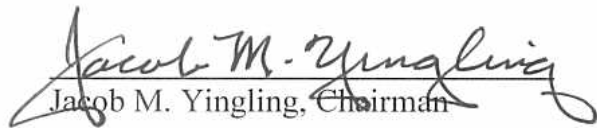
The location of the stand has not been finalized, so a future variance may be required. In addition, the Board is handling this matter as a request for an ice cream processing facility with accessory retail sales of the ice cream and related items. It is not an approval of a restaurant or delicatessen, which are not permitted in the zone.

Based on the above, the Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Therefore, the conditional use is approved, subject to the following conditions:

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- 1.) Hours of operation shall generally be Tuesday – Thursday 11:00 a.m. to 9:00 p.m.;  
Friday – Sunday 11:00 a.m. to 10:00 p.m.
- 2.) A site plan shall be submitted in accordance with the Carroll County Code of Public  
Local Laws and Ordinances, §103-19.

10/23/06  
Date

  
Jacob M. Yingling, Chairman