

Tax Map/Block/Parcel
No. 10-5-29

Building Permit/Zoning
Certificate No. 05-0857

Case 5070

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

APPLICANT: Michael S. Nelson
1208 Stone Road
Westminster, MD 21158

ATTORNEY: N/A

REQUEST: A conditional use for a farm seed distribution and storage facility.

LOCATION: The site is located at 4331 Ruggles Road, Taneytown, on property zoned "A" Agricultural District in Election District 1.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 A (18) and 223-186 A (2)

HEARING HELD: May 26, 2005

FINDINGS AND CONCLUSION

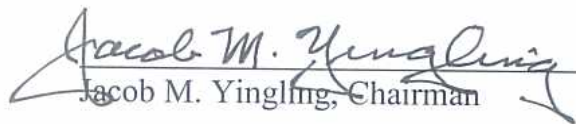
On May 26, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for a farm seed distribution and storage facility. The Board made the following findings and conclusion:

The Applicant purchased the referenced property in 2004, which is a 124 acre (+-) working farm that is participating in an agricultural land preservation program. He erected a building and set aside a little over two acres of the farm fronting Ruggles Road to operate a seed distribution and storage facility. The building and property are used to store farm equipment and to store grain, including corn, soybeans, alfalfa and wheat. Deliveries arrive between 7:00 a.m. to 5:00 p.m., Monday through Friday. He employs a full-time salesman who works "off site". In addition, a part-time employee assists with sales and distribution from the site. The Applicant will work with the Zoning Administrator for approval of a sign.

The Board finds that the proposed use here will not generate adverse effects here above and beyond those normally associated with such a use. Accordingly, the conditional use is granted.

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6/23/05
Date


Jacob M. Yingling, Chairman