

**Tax Map/Block/Parcel
No. 63-9-196**

**Building Permit/Zoning
Certificate No. 02-0740**

Case 4669

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

APPLICANT: Daniel Summerhill
610 Klee Mill Road
Westminster, Maryland 21157

ATTORNEY: N/A

REQUEST: An application for expansion of an existing non-conforming use as a cabinet shop.

LOCATION: The site is located at 610 Klee Mill Road, Westminster, MD 21157, on property zoned "C" Conservation District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-9A(1)

HEARING HELD: April 26, 2002

FINDINGS AND CONCLUSION

On April 26, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for an expansion of a non-conforming cabinet shop. Based on the testimony and evidence presented, the Board makes the following Findings and Conclusions.

A cabinet shop has existed on the subject property since the early sixties, and has attained non-conforming use status. The Applicant wishes to expand the existing shop by placing 40 foot long "sea containers" on the site to enlarge his work area. The Applicant has constructed concrete piers adjacent to a stream on the property, and the sea containers will be placed over the stream and rest on the piers.

The Applicant has no other employees, but works with an independent contractor who finishes the cabinets. Incoming deliveries are received up to two times a week. The sea containers will have no electricity or plumbing. The Applicant intends to cover the containers in a concrete board siding to enhance their appearance.

OFFICIAL DECISION

C4669

Page Two

The Board is concerned with the close proximity of the Applicant's expanded business to the existing stream. Accordingly, approval to expand is granted subject to the following conditions:

1. The Applicant must obtain approval from all applicable State environmental agencies and submit evidence of approval and all applicable State permits to the Department of Permits and Inspections within 30 days of the date of this decision.
2. The Applicant may only place three (3) sea containers on the site as part of the expansion.
3. The Applicant will cover the containers with the concrete board siding to enhance their appearance.

5-22-02

Date

Ronald F. Hoff

Ronald F. Hoff, Acting Chairman