

**Tax Map/Block/Parcel
No. 67-2-558**

**Building Permit/Zoning
Certificate No. 01-4028**

Case 4652

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

APPLICANT: Kevin & Corinne Pavuk
4521 Yorkshire Drive
Ellicott City, Maryland 21043

ATTORNEY: Kenneth Davies

REQUEST: An application for a conditional use for a farmer's market to sell locally grown produce, plants, and crafts.

LOCATION: The site is located at 1341/1349 West Old Liberty Road, Sykesville, MD 21784, on property zoned "A" Agricultural District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 (A) (1) and (19)

HEARING HELD: January 30, 2002

FINDINGS AND CONCLUSION

On January 30, 2002, the Board of Zoning Appeals (the Board) convened to hear the conditional use request for a farmer's market to sell locally grown produce and plants to compliment the existing use for country craft sales.

The Applicant plans to have a farm market that would sell fresh produce from local farms. The market would have outside shelving, displaying fresh fruits and vegetables; however the primary shelving would be located inside with regular non-refrigerated type shelving for apples and oranges. The market would have refrigerated units indoors for produce and fresh dairy products. Baked goods would also be added and meats from local farms would also be available. In addition, a garden section would be outside for perennials, annuals and small shrubs; inside, fresh cut flowers would be available. Approximately one-third of the store is used for crafts inside the store and it is the intention of the Applicant to sell country crafts such as quilts, afghans, and woodwork.

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The Applicant intends to be open from March to December, six days per week, with hours between 8:00 AM to 8:00 PM and it will be closed on Mondays. The building had been used as a craft shop for approximately 30 years. There is a large paved unmarked area to allow parking for 8 to 10 cars. There is ample land available on the property for future parking expansion. The property includes a rental unit. The Applicant and his wife, plus three additional employees will operate the business.

Based on the testimony presented, the Board finds that the proposed use will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the Board approves this application for a conditional use.

2-26-02

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman