

Tax Map/Block/Parcel
No. 32-22-533

Building Permit/Zoning
Certificate No. 01-0417

Case 4581

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Lawrence & Letha Schaffer
2650 Cape Horn Road
Westminster, Maryland 21157

ATTORNEY: N/A

REQUEST: A request to expand an existing conditional use for a contractor's equipment storage yard and a garden supply center to include three front end loaders, six dump trucks, three snow blades, snow blowers, twenty-two school buses and to include cutting and selling of wood.

LOCATION: The site is located at 2650 Cape Horn Road., Hampstead, MD 21074, on property zoned "A" Agricultural District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71(5) and (16)

HEARING HELD: April 24, 2001

FINDINGS AND CONCLUSION

On April 24, 2001, the Board of Zoning Appeals (the Board) convened to hear a request to expand an existing conditional use for a contractor's equipment storage yard and a garden supply center to enable the Applicant to add three front end loaders, six dump trucks, three snow blades, snow blowers, twenty-two school buses and to include cutting and selling of wood.

Based upon the testimony and evidence presented, the Board makes the following findings of fact and conclusions of law. The subject property is 5.5 acres (+ -) and is zoned "A" Agricultural. On April 30, 1987, in Case No. 2686, the Board granted the Applicant conditional use approval for a garden supply center and a contractor's equipment storage yard. However, the decision in Case No. 2686 limits the Applicant to the storage of two front end loaders, one dump truck, a pick-up truck with a snow blade and two tractor-trailers. The Applicant wishes to expand his business operation on the property to include the storage of twenty-two school buses,

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three front-end loaders, six dump trucks, three snow blades and snow blowers. In addition, the Applicant wishes to cut and sell firewood from this location.

The Board finds that the proposed expansion is consistent with the existing uses and will not generate adverse effects at this location above and beyond those normally associated with this use. Accordingly, the Applicant's request for an expansion of the conditional use to include three front end loaders, six dump trucks, three snow blades, snow blowers, twenty-two school buses and the inclusion of cutting and selling of wood is granted.

5-21-01

Date

Ronald F. Hoff

Ronald F. Hoff, Chairman