

Tax Map/Block/Parcel
No. 24-19-81

Building Permit/Zoning
Certificate No. 05-2446

Case 5115

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

APPLICANT: Keith R. Eagle
425 Glenville Road
Hanover, PA 17331

ATTORNEY: N/A

REQUEST: A request for an expansion of a saw mill (conditional use granted in Case 1719, decision of 7/14/81), a conditional use for parking of commercial vehicles and a contractor's equipment storage yard (storage for logs and wood by-products).

LOCATION: The site is located at 3776 Maple Grove Road, Manchester, on property zoned "A" Agricultural District in Election District 6.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-9 B & C, 223-71 A (5) & (23), 223-186 A (2) and 223-186 B

HEARING HELD: August 24, 2005

FINDINGS AND CONCLUSION

On August 24, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for an expansion of a saw mill (conditional use granted in Case 1719, decision of 7/14/91), a conditional use for parking of commercial vehicles and a contractor's equipment storage yard (storage for logs and wood by-products). The Board made the following findings and conclusion:

The subject property is 3.75 acres of land zoned "A" Agricultural. The neighborhood is largely rural and wooded, with scattered nearby residences. There is currently a saw mill on the site, which was approved by the Board in 1981. The Applicant wishes to expand the use to accommodate the parking of several commercial vehicles to support his contracting business. The list of equipment currently includes 2 to 3 pickup trucks, a "low boy trailer, 2 bobcats, 1 rubber tire loader, 3 log loaders and a dump truck. In addition to the parking of vehicles, the Applicants would like to use a portion of the land for the storage of logs and manufacture of

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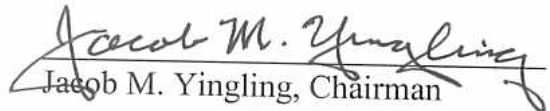
mulch as a byproduct of his land clearing operation. The mulch operation will be secondary to the saw mill and contractor's yard. There is no intention to market and sell the mulch to the public.

The Board finds that the proposed parking facility at this location will not generate adverse effects above and beyond those normally associated with such a use. In addition, the Board finds that the manufacture and storage of mulch as a byproduct of the Applicant's land clearing operation is an appropriate expansion of the saw mill use approval previously granted by the Board. The approval is conditioned on the following:

1. As part of the site plan that will be required under Carroll County Public Local Laws and Ordinances, Section 103-19 A (1), an area of no more than one (1) acre shall be delineated for the storage of commercial vehicles.
2. No retail sales of mulch shall occur from this location and there shall be no more than 200 cubic yards of mulch stored here.

Date

9/21/05



Jacob M. Yingling, Chairman