

**Tax Map/Block/Parcel
No. 77-4-395**

**Building Permit/Zoning
Certificate No. 04-1726**

Case 4951

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

APPLICANT: Ricky L. & Karen J. Colson
1074 Hoods Mill Road
Woodbine, MD 21797

ATTORNEY: Daniel Murphy/Ken Crocken

REQUEST: An appeal of a Notice of Violation issued by the Zoning Administrator, dated May 10, 2004, concerning the storage of contractor's equipment and associated materials including logs and brush.

LOCATION: The site is located at 1074 Hoods Mill Road, Woodbine, on property zoned "A" Agricultural District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-188 B

HEARING HELD: July 27, 2004

FINDINGS AND CONCLUSION

On July 27, 2004, the Board of Zoning Appeals (the Board) convened to hear an appeal of a Notice of Violation issued by the Zoning Administrator, dated May 10, 2004, concerning the storage of contractor's equipment and associated materials including logs and brush. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant stores two Bobcats, two trailers, with the name of "Big Rick's Lawn Service" on some of the equipment. The Applicant's son owns a landscaping business and borrows the equipment several times a week. The Applicant installs septic systems as full-time employment. Several "industrial" type lawnmowers (4) and two walk behind mowers are stored on the site. The mowers are kept on trailers on the property. The Applicant claims the equipment is for personal use, as well as for business purposes. Several snow blades are stored there.

OFFICIAL DECISION

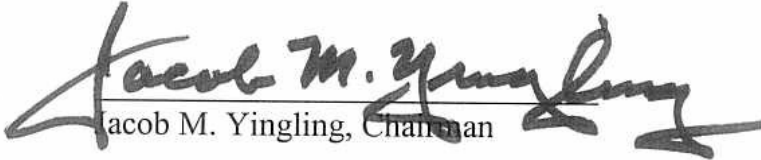
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The Board finds that the Applicant is storing contractor's equipment on the property without receiving use approval. Although much of the equipment has been removed, we find that the Notice of Violation was justified and should be upheld. However, the Board also finds that the firewood and brush are for personal use and do not constitute a violation.

8-18-04

Date


Jacob M. Yingling, Chairman