

**Tax Map/Block/Parcel  
No. 61-24-461**

**Building Permit/Zoning  
Certificate No. 03-3408**

**Case 4871**

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

**APPELLANT:** Charles T. Coon, Sr.  
1828 West Liberty Road  
Westminster, Maryland 21157

**ATTORNEY:** Charles O. Fisher, Jr. and Isaac Menasche

**REQUEST:** An appeal of a Notice of Violation from the Zoning Administrator regarding failure to submit a site plan as required in a previous case (Case 4053, October 19, 1995).

**LOCATION:** The site is located at 1828 West Liberty Road, Westminster, MD 21157, on property zoned "A" Agricultural District in Election District 9.

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

**HEARING HELD:** October 31, 2003

**FINDINGS AND CONCLUSION**

On October 31, 2003, the Board of Zoning Appeals (the Board) convened to hear the appeal of a Notice of Violation from the Zoning Administrator regarding failure to submit a site plan as required in a previous case (Case 4053, October 19, 1995). Based on the testimony and evidence presented, the Board made the following findings and conclusion:

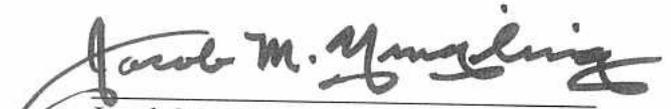
On October 19, 1995, in Case No. 4053, the Board granted a conditional use to park commercial vehicles and keep storage containers to the Appellant in connection with his waste hauling business. One of the conditions of approval was that "(i)ssuance of the requisite zoning certificate is subject to the provisions of Article 4, General Provisions; Section 4.26, site plan requirement, of Ordinance 1E. (Now codified at Section 223-28). Site plans typically include location and design information, traffic exits and entrances, signage and lighting components, and review by various County agencies. While a hand drawn sketch of the property with little or

**OFFICIAL DECISION**  
**C4871**  
**Page Two**

no detail was handed to the Board by the Appellant at the 1995 hearing, it is clear from the Appellant's testimony and that of various County witnesses that a site plan has never been submitted to the County in accordance with the condition imposed in Case No. 4053. Accordingly, the Notice of Violation from the Zoning Administrator is upheld.

Date

11/17/03

  
\_\_\_\_\_  
Jacob M. Yingling, Chairman