

Tax Map/Block/Parcel  
No. 38-7-152

Building Permit/Zoning  
Certificate No. 97-2874

Case 4276

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANTS:** Donald E. and Rebecca Buhl  
4700 Littlestown Pike  
Westminster, Maryland 21158

**ATTORNEY:** Clark R. Shaffer, Esquire  
6 North Court Street  
Westminster, Maryland 21157

**REQUEST:** Substitution of an existing welding and metal shop classified as a nonconforming use to a grounds maintenance and landscaping business including an apartment, or in the alternative, a conditional use request to allow parking facilities for commercial vehicles

**LOCATION:** 1756-1758 Old Taneytown Road on property zoned "A" Agricultural District in Election District 2

**BASES:** Article 4, Section 4.3(b); and Article 6, Section 6.3(x); Ordinance 1E (The Carroll County Zoning Ordinance)

On December 3, 1997, the Board of Zoning Appeals (the "Board"), convened to hear the application of Donald and Rebecca Buhl for a change of a non-conforming use from an existing welding and metal shop with an apartment above to a grounds maintenance and landscaping business with a residence.

The subject property is .5 acres and is zoned "A" Agricultural. It is improved by a 1984 square foot block building which has been used as a machine shop and apartment since 1947, well before the enactment of the Zoning Ordinance. As such, it is a lawful nonconforming use. The applicants are the contract purchaser of the property. Mrs. Buhl is the owner of a grounds maintenance and landscaping business known as "Beautiful Backyards", which primarily does lawn maintenance. She would like to locate the business on the property and also to live with her family in the apartment. The business employs a few employees. She would be storing most of her equipment in the garage. Most of her business is done through phone calls and at the customers' sites. She seeks permission to store on the property the dump truck, GMC Jimmy, small tractor, commercial mowers, weed eaters, and blowers, as well as an additional truck she may purchase as her business grows. The few employees she has may park their vehicles at the property during the day. She would also like to store some

