CARROLL COUNTY GOVERNMENT
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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

Notice of Decision

Case # ZA-950
Permit # 05-3092

Request: To substitute a metal fabrication business as a non-conforming use for the existing Harney Woodworking Company at 5955 Conover Road, Harney, MD in Election District 01 by Dominic Monteil.

Basis for Variance: § 223-9H and § 223-181 of the Carroll County Code of Public Local Laws and Ordinances.

Decision: Approved.

Basis for Decision:
The applicant was represented by attorney Mac Kantruss, Esq. The property owner, Mr. Charles Cole was in attendance and represented by Clark Shaffer, Esq. Mr. Kantruss stated that the Harney woodworking property was recognized as a legally non-conforming use by the Board of Zoning Appeals in Case #2883. There are two buildings occupying the site, totaling approximately 12,000 Sq. Ft. The current wood cabinetry business has 32 employees working on at least two shifts, whereas R&M Manufacturing, the metal fabricating business, has 12 employees on one shift. There will be no greater traffic, noise, or odors from the new business than from the cabinetry shop. In many ways the equipment used in the woodworking shop is very similar to those for metal fabricating. There was no correspondence from anyone opposing the transfer of uses nor did anyone attend the hearing to voice a question or opposition to the transfer on use. A substantial case was made that the businesses are similar in nature and that there will be no detrimental effects to allowing the substitution of the metal shop for the existing wood cabinetry business.

18 October 2005

Neil M. Ridgely
Zoning Administrator

Per Section 223-182 or the Carroll County Code of Public Local Laws and Ordinances, appeals of this decision must be made within 30 days of the date of the decision to the Board of Zoning Appeals pursuant to Section 223-188 of the Carroll County Code. Unless timely appealed, parties may not thereafter contest the Zoning Administrator's decision.