

Case 3277

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

APPLICANT: John Neteler  
3240 Baltimore Boulevard  
Finksburg, Maryland 21048

REQUEST: A conditional use to allow enlargement of the  
existing building used for sale and service of  
used vehicles as authorized in Case 1774

LOCATION: 3240 Baltimore Boulevard (Md. Rt. 140) in Election  
District 4

BASES: Article 12, Section 12.2(b); Article 11, Section  
11.1(a); Ordinance 1E (The Carroll County Zoning  
Ordinance)

HEARING HELD: November 28, 1989

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the request.

The pertinent findings include the facts that similar plans were authorized in Case 2999. Those plans have necessarily been changed to the present plan now identified as Applicant's Exhibit 1. As in Case 2999, there is no indication that the sale and service of used automobiles has adversely affected the adjacent properties or public interest, or that the proposed enlargement will have detrimental affects. Attention is directed to Case 873, approving a variance for one side yard for initial construction of the building.

In addition, the existing free-standing sign located adjacent to Baltimore Boulevard (Md. Rt. 140) is classified as nonconforming because of dimensional requirements to adjoining properties improved with buildings. A sign area of 4 feet by 8 feet was approved in Case 2068.

Dec. 12, 1989  
Date

John Totura  
John Totura, Chairman