

Tax Map/Block/Parcel
18-5-11

Building Permit/Zoning No.
Certificate No. 98-2763

Case 4358

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: William F. Walls, Sr.
4517 Ruggles Road
Taneytown, Maryland 21787

REQUEST: A request for the expansion of the nonconforming use by the erection of a new structure for automotive parts storage.

LOCATION: 6035 Taneytown Pike on property zoned "A" Agricultural District in Election District 1

BASIS: Basis: Article 4, Section 4.3(a)(1); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: October 27, 1998

FINDINGS AND CONCLUSION

On October 27, 1998, the Board of Zoning Appeals (hereinafter the Board) convened to hear the application of William F. Walls, Sr. for the expansion of the nonconforming use by the erection of a new structure for automotive parts storage at 6035 Taneytown Pike on property zoned "A" Agricultural District in Election District 1. The Board notes that the decision of the Board in Case 3237, dated February 16, 1990, approved with 9 conditions, the request by Mr. William F. Walls, Sr. to confirm the boundaries of an existing automotive recycling business as a nonconforming use on the subject property.

Mr. Charles William Walls, Sr., the applicant's son, testified that this request is to construct a building 50' x 100' to be used for automotive parts storage. The building will be used to store automotive parts so that they are not damaged by

the weather. The building will be a pole building with a concrete floor but without heating or air conditioning. The plot plan for the 50' x 100' building was submitted to the Board with the application package and is included herein. The business on the property is surrounded by a fence which shields the use from the general public.

The Board finds the request to be a reasonable one. The erection of a new 50' x 100' automotive parts storage building will be an improvement to the property. The building will provide additional indoor storage for automotive parts sheltering the parts from the weather and improving the view of the property by reducing the number of visible automotive parts. The Board notes the proposed 50' x 100' structure may be subject to a site development plan by the Carroll County Bureau of Development Review and the Carroll County Environmental Health Department. The Board hereby approves the request as presented, subject to any conditions set forth by other regulatory agencies.

11/5/98
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman

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November 4, 1998