

Tax Map/Block/Parcel
No. 43-18-163

Building Permit/Zoning
Certificate No. 02-3256

Case 4730

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

APPELLANT: Richard Angelo Grandinetti
3820 Watson Lane
Union Bridge, Maryland 21791

ATTORNEY: N/A

REQUEST: An appeal of a Notice of Violation from the Zoning Administrator concerning the operation of an automotive business and untagged vehicles.

LOCATION: The site is located at 3820 Watson Lane, Union Bridge, MD 21797, on property zoned "A" Agricultural District in Election District 2.

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

HEARING HELD: October 29, 2002

FINDINGS AND CONCLUSION

On October 29, 2002, the Board of Zoning Appeals (the Board) convened to hear the appeal of a Notice of Violation from the Zoning Administrator concerning the operation of an automotive business and untagged vehicles. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Appellant operates a custom metal restoration business for automobiles at the referenced address. He restores about 5 to 7 vehicles a year. His work involves only metal fabrication and does not include engine work. He works in the shop Monday through Friday, 9:00 a.m. to 5:00 p.m. He has one full time employee and the shop is less than 2,000 square feet. He admits having stored untagged vehicles, but will refrain from doing so in the future. He resides on the property.

Simply put, it is not legal to operate an automotive restoration business in the Agricultural Zone. Accordingly, the Notice of Violation of the Zoning Administrator is upheld. The Appellant is encouraged to bring his property into compliance by pursuing the zoning designation of "Cottage Industry".

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11/27/02
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman