

Tax Map/Block/Parcel
No. 18-5-11

Building Permit/Zoning
Certificate No. 05-3291

Case 5143

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

APPLICANT: Chaz's Used Auto Parts & Towing, Inc.
c/o Charles Walls, Sr.
6035 Taneytown Pike
Taneytown, MD 21787

ATTORNEY: David Bowersox

REQUEST: An expansion/alteration of an existing non-conforming use for an automotive recycling business (Case 3237, 11/30/89) for new office and administrative space.

LOCATION: The site is located at 6035 Taneytown Pike, Taneytown, on property zoned "A" Agricultural District in Election District 1.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-9 A and 223-190

HEARING HELD: October 26, 2005

FINDINGS AND CONCLUSION

On October 26, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for an expansion/alteration of an existing non-conforming use for an automotive recycling business (Case 3237, 11/20/89) for a new office and administrative space. The Board made the following findings and conclusion:

The Applicant runs an automobile recycling facility on 15 acres outside of Taneytown. The yard is non-conforming, and this status was confirmed by the Board in Case 3237. The Applicant wishes to raze the existing 4,350 square foot building on the property which houses the administrative office. It will be replaced by a 2-story, 6,000 square foot building. The new building will also serve as an administrative office and have the advantage of being connected to a parts storage facility. The new facility will comply with all current health and building codes, which have been updated since the existing building was constructed. It will also be connected to an upgraded sewage disposal system. The new building will be constructed further away from

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Rte. 140, and will have enhanced egress, ingress and parking. The essential operation at the yard will not change.

The Board finds that the proposed razing of the old building and construction of a new, upgraded administrative office is an appropriate use at this location, which will improve the yard. In addition, it will lessen any adverse impacts from the existing yard. Accordingly, the request for the new office and administrative space is granted.

11/16/05
Date


Jacob M. Yingling, Chairman