

Tax Map/Block/Parcel
No. 46-1-1364

Building Permit/Zoning
Certificate No. 06-3053

Case 5281

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

APPLICANT: Jim Koons Automotive Companies
c/o Jim O'Connell
2000 Chain Bridge Rd.
Vienna, VA 22182

ATTORNEY: D. Dusky Holman

REQUEST: A conditional use for a satellite parking facility in support of automobile sales and service establishment located at 375 Baltimore Boulevard.

LOCATION: The site is located at 130 Railroad Avenue, Westminster, on property zoned "I-G" General Industrial District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Section 223-16, 223-126 and 223-127

HEARING HELD: December 5, 2006

FINDINGS AND CONCLUSION

On December 5, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for automobile storage to support an automobile sales and service establishment located at 375 Baltimore Boulevard. The Board made the following findings and conclusion:

The Applicant is proposing to use the property as a satellite yard for the storage of new cars in support of their automobile sales facility on Route 140. The proposed use is consistent with prior uses of the property, and there will be few, if any, changes made to the existing yard. There will be up to 150 cars stored at the lot, although this number will fluctuate. Cars will be shuttled to the car dealership on Route 140. There will be typically 6 to 12 trips to and from the satellite yard, and the trips will be made during "non-peak" traffic hours. There will be no signage. The surrounding neighborhood is a mix of industrial and commercial uses.

The Board finds that the proposed "satellite" parking facility to support the car dealership located on Route 140 will not generate adverse effects above and beyond those normally associated with such a use. Dust, noise, fumes, traffic and glare will be minimal. Accordingly, the conditional use is granted.

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Date

Jacob M. Yingling
Jacob M. Yingling, Chairman

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