

Tax Map/Block/Parcel
No. 46-15-1168 & 1298

Case 5315 & 5319

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

APPLICANT: Greg Wheatley & Tom Gilbert
t/a The Car Depot
7424 Brangles Road
Marriottsville, Maryland 21104

ATTORNEY: N/A

REQUEST: An application for conditional use for automobile sales (display and sale of used motor vehicles) in the "I-R" zone.

LOCATION: The site is located at Rt. 140 & Old Baltimore Road, Westminster, MD 21157 on property zoned "I-R" Restricted Industrial District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-108 A, 223-118 B and 223-186 A (2)

HEARING HELD: April 25, 2007

FINDINGS AND CONCLUSION

On April 25, 2007, the Board of Zoning Appeals (the Board) convened to hear the conditional use request for automobile sales (display and sale of used motor vehicles) on 2 parcels of less than 5 acres in the "I-R" zone. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

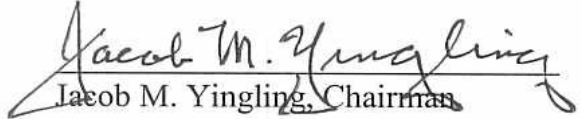
The Applicants wish to open a used car dealership on the referenced parcels, which front Maryland Route 140. Access to the property will be from Old Westminster Pike. The properties will be used to store up to 30 cars and a 14 x 46 sales trailer. There is enough parking for 13 to 16 customers. There will be a total of 3 employees, including the Applicants. There will be no vehicle repairs, washing or maintenance at the site. Deliveries to the dealership will be infrequent. The Applicants plan to be closed on Sundays.

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Based on the above, the Board finds that the proposed use on these parcels will not generate noise, dust, traffic, fumes, congestion or decrease neighboring property values greater here than elsewhere in the zone. Accordingly, the conditional use is granted, subject to the following conditions:

1. Hours of operation shall be from Monday through Saturday, 9:30 a.m. to 8:30 p.m.
2. There shall be no more than three (3) employees on the site.
3. No more than 30 cars shall be stored on the site.
4. In accordance with Carroll County Public Local Laws and Ordinances §103-19, a site plan shall be submitted.

5/16/
Date


Jacob M. Yingling, Chairman