

Tax Map/Block/Parcel
No. 39-19-422
Case 5611

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: John & Ashley Liquefatto
69 Pennsylvania Avenue, Apt. 2
Westminster, Maryland 21157

ATTORNEY: N/A

REQUEST: An application for a conditional use for an automobile sales & service establishment

LOCATION: The site is located at 96 John Street, Westminster, MD 21157, on property zoned "I-R" Restricted Industrial District in Election District 7.

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

HEARING HELD: September 28, 2011

FINDINGS AND CONCLUSION

On September 28, 2011, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for an automobile sales & service establishment. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant operates an automotive repair and maintenance shop at this location. In addition, he wishes to sell cars from this property. The Applicant uses 3,000 square feet (+/-) of a building for this use. The surrounding area consists of light industrial and commercial uses.

There are no employees other than the Applicant. No measurable noise is generated by this use. Hours are from 9:00 – 8:00 PM (Monday through Saturday). Traffic is estimated to be 15 cars per week.

The Board found this location to be suitable for this use. It is consistent with other uses in the area. No noise is generated. Traffic from employees and customers is minimal. No dust, fumes, odors, vibrations or other adverse effects are generated by the shop. The use at this

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location will not result in adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use was granted.

10/19/2011
Date


Richard J. Simmons, Chairman

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Pursuant to Section 223-192C of the County Code, this approval will become void within 1 year from the date of this decision unless the use or variance is implemented. Please contact the Zoning Administrator at (410) 386-2980 to obtain a zoning certificate.

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.