

Case 2999

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: John Neteler
3240 Baltimore Blvd.
Finksburg, Maryland 21048

REQUEST: A conditional use to allow enlargement of the existing building used for sale and service of used vehicles as authorized in Case 1774.

LOCATION: 3240 Baltimore Blvd. (Md. Rt. 140) in Election District 4.

BASES: Article 12, Section 12.2(b); Article 11, Section 11.1(a); Ordinance 1E.

HEARING HELD: September 27, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that use of the property for sale and service of used automobiles was authorized in Case 1774 on December 21, 1981. Since establishment, the business has evidently not affected adjacent properties adversely. Previously, a variance reducing the minimum required side yard within the "I-R" Restricted Industrial District was authorized in Case 873 on July 12, 1974 allowing initial construction of the building. As presently requested, the plan proposes enlargement of the repair shop, an automobile sales show room, and additional office space and storage room. None of the improvements will unduly affect the adjoining properties or public interest.

Attention is directed to the fact that the existing free-standing sign located adjacent to Baltimore Boulevard (Maryland Route 140) is classified as nonconforming because of dimensional requirements to adjoining properties improved with buildings, and was authorized to have an area of four feet by eight feet in Case 2068 on February 1, 1984.

Oct. 5, 1988
Date

John Totura
John Totura, Chairman