

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Jayson C. Bowen
1326 Pinch Valley Road
Westminster, Maryland 21157

ATTORNEYS: Charles O. Fisher, Esq. and
Charles O. Fisher, Esq. Jr.
179 East Main Street
Westminster, Maryland 21157

REQUEST: A request to allow remodeling and enlargement of
an existing office, classified as a nonconforming
use

LOCATION: 353 East Main Street in Electin District 7 -

BASIS: Article 4, Section 4.3(a)1; Ordinance 1E

HEARING HELD: June 5, 1989

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the request, subject to the condition of authorization noted below. The pertinent findings justifying the authorization include the facts that the used car sales business was established prior to the adoption of the Carroll County Zoning Ordinance in 1965. In 1976 the Board of Zoning Appeals authorized construction of a service garage in conjunction with the operation of the used car sales lot (Case 1002.) At the time of construction of the service garage, the sales office was relocated to adjoin the southwesterly side of the newly constructed garage. The proposed enlargement which will replace the existing office is 28 feet by 36 feet, and will include two offices and an area for the preparation of used automobiles for sales from the premises. With the new construction, it is estimated that the exterior display area of vehicles for sale will be reduced from 25 spaces to 23 spaces. The two bay service garage presently serves in the preparation of used automobiles for sale on the premises, and as a state inspection station. Repair work to comply with safety repair orders is also performed on the premises. The service garage is not normally open to the public without safety repair orders, except for work performed in conjunction with state inspections.

In considering the record, the Board finds no indication that authorization of the enlargement as proposed and conditioned below will unduly affect the adjoining properties or public

interest. In order to promote the intent and purpose of the zoning ordinance, the Board hereby imposes the following condition of authorization:

1. The authorization for the enlargement of the existing office and operation of the new facilities is restricted solely to the applicant, and shall not inure to assigns. This condition shall not preclude application to the Board of Zoning Appeals by future assigns in accordance with the provisions of the zoning ordinance then in effect.

June 15 1989
Date

John Totura
John Totura, Chairman