

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Jack O. & Shirley L. Shifflett
R-724 Gorsuch Road
Westminster, Maryland 21157

AGENT: B.P.R., INC.
359 Manchester Road
Westminster, Maryland 21157

REQUEST: Reaffirmation of the nonconforming use of a
junkyard, auto parts and automobile recycling
facility, and construction of a proposed garage
and shop building.

LOCATION: R-724 Gorsuch Road in Election District 7.

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

HEARING HELD: June 27, 1989

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board reaffirms the nonconforming use of the property as a junkyard, auto parts and recycling facility, and authorizes construction of the garage and shop building as proposed. The pertinent findings include the following facts. In case 2318, the Board concluded that the property was originally part of the nonconforming junkyard, but noted that auto parts and automobile recycling facility was independent of the original junkyard operation. However, construction of the proposed garage and office building was not timely pursued, and the authorization expired. The applicants now wish to pursue construction of a 52 feet by 72 feet garage and shop building. The purpose of the building is to facilitate dismantling of vehicles and operation of the recycling business. The building does not represent a substantial change in the operation of the auto parts and recycling business, but will provide shelter within which to dismantle vehicles for recycling of parts. The work is presently conducted without benefit of shelter. The building, as proposed, will minimize the effects of noise on adjacent properties, with no greater adverse affects than presently experienced from the existing nonconforming use.

July 14, 1989
Date

John Totura
John Totura, Chairman