

Tax Map No.: 46
Block No.: 16
Parcel No.: 1206

Building Permit No.: NOT FILED
Zoning Certificate No.: NOT FILED

Case No. 3217

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

APPLICANT: Robert E. Kegel
980 Trevanion Road
Union Bridge, Maryland 21791

REQUEST: A conditional use to allow "B-L" Local Business District and "B-G" General Business District uses of the property zoned "I-R" Restricted Industrial District

LOCATION: 1010 Baltimore Boulevard (Md. Rt. No. 140) in the Seventh (7th) Election District

BASIS: Article 12, Section 12.2(b); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: March 27, 1990

FINDINGS AND CONCLUSION

The 0.344 of an acre property is located on the northeast corner of Westminster Pike (Md. Rt. No. 140) and Hemlock Lane intersection. It is improved with a split foyer building, twenty-four feet by forty-four feet, originally erected as a sample dwelling, and later used for sales of electronic entertainment and related products. Vehicular access is from Hemlock Lane to fourteen parking spaces with maneuvering area on the premises. A copy of the plot plan is filed with the records of this case. The building is connected to public water, sanitary sewerage facilities and has been vacant for three years. There are no plans for enlargement of the existing building, or modification of the parking facilities.

The property is zoned "I-R" Restricted Industrial District as depicted on Zoning Map No. 46B.

The applicant now requests authorization of limited uses allowed in the "B-L" Local Business District to provide flexibility and facilitate marketing of the property for either rental or sale.

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The applicant appears to be seeking an advisory opinion of the Board or in the alternative, a rezoning of his property. The Board finds that it lacks the proper jurisdiction to decide either matter. This case shall therefore be **DISMISSED**. However, if the applicant has a particular conditional use he wishes to commence at this location, he may resubmit his application within thirty days.

May 2, 1990
Date:

John Totura
John Totura, Chairman

JDN/bmb/tlh/C3217Dec
April 27, 1990