

Tax Map/Block/Parcel
No. 59-18-99/591/936

Building Permit/Zoning
Certificate No. 92-0451

Case 3682

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: The Ardwin Company
2221 Maryland Avenue
Baltimore, Maryland 21228

ATTORNEY: Charles M. Preston, Esquire
188 East Main Street
Westminster, Maryland 21157

REQUEST: A conditional use for an automobile sales and
service facility, first allowed in the General
Business District

LOCATION: 3226 Baltimore Boulevard (Md. Rt. 140) in
Election District 4

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

HEARING HELD: March 25, 1992

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 conditional use for the establishment of an automobile sales and service facility as requested. The pertinent findings determining the Board's decision include the facts that in the past the premises had been used for business purposes; and, an expert in real estate appraisal testified that establishment of the sales and service facility will be an appropriate and compatible use in the area, and will be beneficial to the future development of the area. Accordingly, the conditional use as proposed is consistent with the intent and purpose of the zoning ordinance.

March 31, 1992
Date

John Totura
John Totura, Chairman

JDN/bdc/C3682DEC
March 30, 1992