

Tax Map/Block/Parcel
No. 46 16-307

Building Permit/Zoning
Certificate No. 05-1426

Case 5089

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

APPLICANT: K & G Properties, LLC
11 Antrim Blvd.
Taneytown, MD 21787

ATTORNEY: Diana Wallace, Wes Blakeslee

REQUEST: Conditional use for an automobile sales and service establishment.

LOCATION: The site is located at 1023 Baltimore Blvd., Westminster, on property zoned "I-R" Restricted Industrial District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-108 A, 223-118 B and 223-186 A (2)

HEARING HELD: June 23, 2005

FINDINGS AND CONCLUSION

On June 23, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for an automobile sales and service establishment. The Board made the following findings and conclusion:

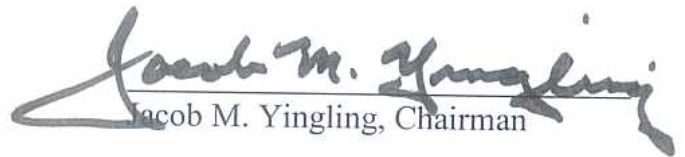
The subject property is 4 acres on the south side of MD Rte. 140 to the east of Hemlock Lane. The Applicant is proposing a 27,232 square foot car dealership at the site, which is now vacant. The dealership will employ 15-20 employees. There will also be automobile service and maintenance performed at the site. Up to 40 cars per day will be serviced. The hours of operation will be 8 A.M. to 5:00 P.M. with Tuesday hours until 9:00 P.M. and Saturday hours 9:00 A.M. to 12:00 P.M. for repair and 4:00 P.M. for sales.

The building will be 25 feet high with an 18' x 20' showroom and 25 service bays. The dealership will face Rte. 140. Lighting will be designed to minimize impacts on nearby residences. The neighborhood consists of mixed business and industrial uses, with some houses near the rear of the parcel.

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The Board finds that the proposed use will not generate adverse effects at this location greater than elsewhere in the zone. Accordingly, the conditional use is granted.

7/20/05
Date


Jacob M. Yingling, Chairman