

Tax Map/Block/Parcel  
No. 46-16-818

Building Permit/Zoning  
Certificate No. 97-3103

Case 4282

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Garner Lowe  
168 Federal Ann Court  
Westminster, Maryland 21157

**REQUEST:** A conditional use request to allow a "B-G" General Business District use in an "I-R" Restricted Industrial District, to wit: a swimming pool supply and retail store

**LOCATION:** 802 Leidy Road on property zoned "I-R" Restricted Industrial District in Election District 7

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

On December 29, 1997, the Board of Zoning Appeals (the "Board"), convened to hear the application of Edward Garner Lowe on behalf of Lowe Brothers, Inc., for a conditional use to wit: a swimming pool supply and retail store on property zoned "I-R" Restricted Industrial District. The property consists of 9.875 acres and is located at 802 Leidy Road. The following are the Board's findings and conclusions.

Mr. Lowe is President of Lowe Brother's Inc. The company's primary business is the sale and installation of inground pools. It also offers aboveground pools and pool supplies. The company will utilize the existing building (formerly used as a retail seafood sales facility) as their retail center. Three aboveground pools will be on display in the back. The pool area will be fenced by a chain link fence. There will be limited vehicle traffic to the site.

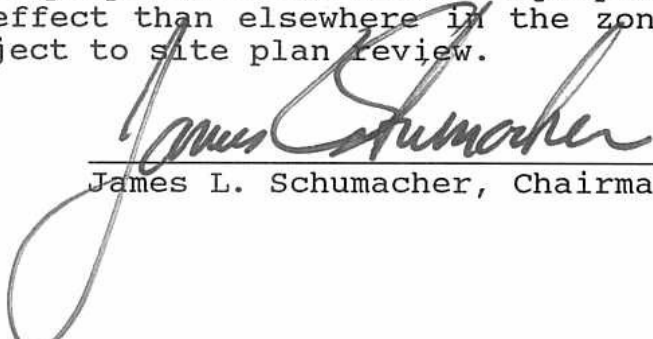
At one time the property was used for a golf driving range. The clubhouse was later converted into a retail seafood store. The store (classified as a nonconforming use) has been out of business for over six months and is no longer viable.

The Board finds that the use proposed at the location proposed will have no greater adverse effect than elsewhere in the zone. The use is hereby approved subject to site plan review.

1/9/98

Date

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James L. Schumacher, Chairman