

Tax Map/Block/Parcel  
No. 39-09-837

Building Permit/Zoning  
Certificate No. 96-0444

Case 4090

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Twenty-three North Center Partnership  
23 North Center Street  
Westminster, Maryland 21157

**REQUEST:** To enlarge storage facilities of an auction business authorized in Case 1376 and now classified as a nonconforming use by the addition of an accessory building, 30 feet by 60 feet

**LOCATION:** 435 Sullivan Road in Election District 7

**BASES:** Article 5; Article 4, Section 4.3(a)(1); Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** March 26, 1996

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 and in accordance with the state Open Meetings Act, the Board authorized the request. The pertinent findings determining the Board's decision include the following facts.

The 4.272 acre lot is part of a horse farm that has been subdivided for residential development. In December of 1978 the Board authorized establishment of insurance, auction, and real estate offices within the existing two-story dwelling on the property. At that time the property was zoned "T" Transitional District. Auctions of various types were routinely held previously at the farm and have continued thereafter. The zoning is now "C" Conservation District. The auctions, auction facilities, and offices are classified as nonconforming uses.

From the record, the Board finds no evidence that the addition of the proposed storage building, which may facilitate removal of one or more of the storage trailers now on the premises, will adversely affect residents of adjoining properties, the values of those properties, or public interests.

4/19/96

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman