

Tax Map/Block/Parcel
No. 29-22-135

Building Permit/Zoning
Certificate No. 95-3619

Case 4069

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Edward C. Rapp and Robert Meredith
Compressor Maintenance Company, Inc.
5222 Freter Road
Sykesville, Maryland 21784

ATTORNEY: Clark R. Shaffer, Esq.
6 North Court Street
Westminster, Maryland 21157

REQUEST: To substitute a nonconforming use, to wit: an industrial sales and service shop for the existing nonconforming use--a cabinet, woodworking and mill shop, including sales and service

LOCATION: 2667 Old Taneytown Road (Md. Rt. 832); Election District 2

BASIS: Article 10; Article 4, Section 4.3(b); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: July 27, 1995

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, subject to the conditions that the lot be cleaned by removing debris and rubbish, and that no supplies, equipment or other articles be stored outside of the building. The Board suggests that the applicants consider landscaping of the site, but will not require it.

Pertinent findings include: The zoning is "B-L" Local Business District. The business sells, installs, services and repairs various types of air compressors and pneumatic equipment. A business office, repair shop, and storage space will be established within the existing building. Large equipment is usually serviced elsewhere. Smaller equipment may be serviced in the shop. No structural changes of the building are proposed. Except for emergency work, business hours will be routine. Vehicles used in the business will be parked elsewhere or in the building.

Accordingly, the proposed business will be similar to businesses permitted in the "B-L" Local Business District. Approval of the request, as conditioned above, is consistent with the provisions of the zoning ordinance and will not unduly affect residents of adjacent properties, the values of those properties, or public interests.

12/12/95

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman