

**Tax Map/Block/Parcel**  
**No. 68-13-470**  
**Case 5643**

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

**APPLICANT:** Roy's Body Shop, Inc., c/o Glenn Elliott  
4329 Lake Forest Court  
Finksburg, Maryland 21048

**ATTORNEY:** Michael Snyder

**REQUEST:** An application for a conditional use for the sale of used motor vehicles.

**LOCATION:** The site is located at 5301 Enterprise Street, Eldersburg, on property zoned "I-R" Restricted Industrial District in Election District 14.

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

**HEARING HELD:** July 25, 2012

**FINDINGS AND CONCLUSION**

On July 25, 2012, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for the sale of used motor vehicles. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

Glenn Elliott is the owner of Roy's Body Shop, Inc. located at 5301 Enterprise Street in Eldersburg, Maryland. He has been in the business of repairing cars since 1989. In order to supplement his business and to assist customers, Mr. Elliott wanted to sell late model used cars at his body shop location. The business of selling the used cars would not require the addition of any new buildings or structures on the property. Mr. Elliott testified that he would only use the existing building and current employees for the sale of used cars. Changes would be made in an office to accommodate the new business. He anticipated having about five vehicles for sale at any given time. Mr. Elliott has eleven employees including himself, and most of his employees live in the county. He would operate the used car business from 8:00 a.m. to 5:30 p.m. Monday through Saturday.

Mr. Elliott testified that his used car business would be compatible with other businesses in the area. He further testified that there would be no adverse affects on traffic or property

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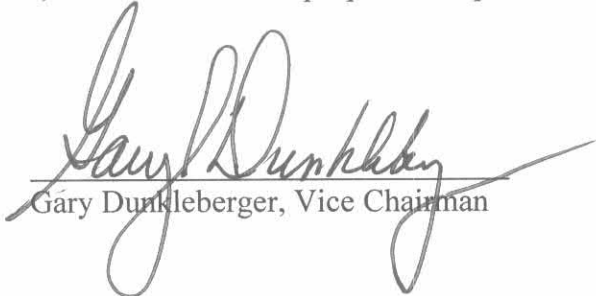
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values. The effect of odors, dust, gas, smoke, fumes, vibrations, glare, and noise would not affect surrounding properties.

Donald Patton testified as the owner of the property leased by the body shop. He has rented the property to the body shop for more than twenty years. He testified that there would be no adverse effects to the neighbors if Mr. Elliott was permitted to sell used cars at the location.

In considering the necessary factors, the Board authorized the conditional use requested by Mr. Elliott. The conditional use 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.

26 July 2012  
Date

  
Gary Dunkleberger, Vice Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 223-192C of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.