

**Tax Map/Block/Parcel
No. 74-16-186**

**Building Permit/Zoning
Certificate No. 05-0118**

Case 5030

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

APPLICANT: RWL, LLC
2816 Liberty Road
Sykesville, MD 21784

ATTORNEY: John T. Maguire

REQUEST: A determination by the Board that the proposed retail business for the sale of pre-owned vehicles is of the same general character as the permitted uses and not objectionable in the BL District.

LOCATION: The site is located at 2816 Liberty Road, Sykesville, on property zoned "B-L" Business Local District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-991

HEARING HELD: March 1 & 31, 2005

FINDINGS AND CONCLUSION

On March 1 & 31, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a determination from the Board that the proposed retail business for the sale of pre-owned vehicles is of the same general character as the permitted uses and not objectionable in the BL District. The Board made the following findings and conclusion:

The Applicant wishes to replace the defunct gas station at the referenced address with a pre-owned vehicle sales lot and center. It will be a family owned business, with one to two people on duty during hours of operation. There will be a total of 5 employees. The hours of operation will be 9:00 a.m. to 9:00 p.m. Monday through Saturday. It is estimated that 15 to 20 cars per month would be sold. No repairs of cars will occur on site and customer traffic generated by this use will be substantially less than that at a strip center or gas station. The property appearance has already been substantially improved by the Applicant.

OFFICIAL DECISION

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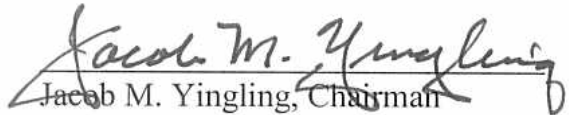
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The Board finds that this retail business would be unobjectionable in this district and is of the same general character as several businesses in the BL zone, so long as certain conditions are met. They are:

1. A site plan shall be submitted, which satisfactorily addresses, among other things, waste water from car washing.
2. Hours of operation are limited to Monday through Saturday, 9:00 A.M. to 9:00 P.M., with no Sunday hours.
3. No repairs to vehicles shall occur on the property.

Date

4/28/05



Jacob M. Yingling, Chairman