

**Tax Map/Block/Parcel
No. 46-1-1364**

**Building Permit/Zoning
Certificate No. 01-3324**

Case 4639

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

APPLICANT: Wheeler Automotive Group Inc.
119 Railroad Avenue
Westminster, Maryland 21157

ATTORNEY: Charles Michael Preston

REQUEST: An application for a conditional use for automobile storage, a Business General use, on property in the General Industrial District. The proposed use is to be incidental to and incorporated with the automobile sales and service establishment on neighboring property as approved in Case 4601, (July 24, 2001).

LOCATION: The site is located at 130 Railroad Avenue, Westminster, MD 21157, on property zoned "I-G" General Industrial District in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-126C; 223-127(A); 223-118(B) and 223-108(A)

HEARING HELD: November 27, 2001

FINDINGS AND CONCLUSION

On November 27, 2001, the Board of Zoning Appeals (the Board) convened to hear the request for automobile storage, a Business General use, on property in the General Industrial District. The proposed use is to be incidental to and incorporated with the automobile sales and service establishment on the neighboring property as approved in Case 4601, (July 24, 2001).

The Applicant previously applied and received approval for an automobile sales and service dealership on Railroad Avenue on the former location of Gardiner's Furniture store. The Applicant has now applied for an accessory use on the adjoining property, which is also owned by the Applicant.

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The Applicant is proposing to store excess vehicles on the paved parking spaces that are behind the building for the dealership's use. The vehicles that are currently parked on the front grassy area will be removed and relocated to the rear of the property. Also the surplus of inventory including duplicate vehicles will be stored at this location. This property would not be used for sales, only for storage of vehicles; therefore no traffic will be incurred to and from the site. Customers will only be viewing the vehicles on the display lots and not the proposed storage lot.

The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use is granted. This includes approval for the storage of vehicles or the area designated on "Exhibit 2" as "Existing Gravel Area and Existing Display Area for RMS, Inc.".

12/26/01

Date

Karl V. Reichlin
Karl V. Reichlin, Chairman