

Tax Map/Block/Parcel
No. 14-16-99

Building Permit/Zoning
Certificate No. 00-3589

Case 4555

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

APPLICANT: George E. Trump, III
4200 Hanover Pike
Manchester, Maryland 21102

ATTORNEY: N/A

REQUEST: An application for a conditional use for a sheet and light metal workshop including bodywork and painting.

LOCATION: The site is located at 4200 Hanover Pike, Manchester, MD 21102, on property zoned "BL" Local Business District in Election District 6.

BASIS: Article 10, Section 10.2(a); Zoning Ordinance 1E

HEARING HELD: January 29, 2001

FINDINGS AND CONCLUSION

On January 29, 2001, the Board of Zoning Appeals (the Board) convened to hear the application for a conditional use for a sheet and light metal workshop including bodywork and paint.

George E. Trump, III, (Applicant) intends to open and operate a sheet and light metal workshop on the property at 4200 Hanover Pike, Manchester, Maryland, which is currently zoned "BL" Local Business District. He intends to perform automobile collision repair on the site and maintain an office there. Shop hours are proposed to be from 8:00 A.M. to 5:00 P.M. on Monday through Friday. An antique shop is currently operating on the site as a principal permitted use.

The Board finds that the proposed use will not generate harmful effects greater at this location than elsewhere in the zone. However, to minimize these harmful effects, this grant approval is conditioned as follows:

1. All wrecked vehicles shall be placed out of view shortly after they are dropped off. No wrecked vehicles shall be stored in the parking area.
2. Any sign shall be 3 x 2 x 5 Ft. in size or less.
3. The hours of operation shall be from 8:00 A.M. to 5:00 P.M. on Monday through Friday. Minimal work may be performed on Saturday.

2-28-01

Date

Ronald F. Hoff

Ronald F. Hoff, Chairman