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Office of Zoning Administration
Neil M. Ridgely
Zoning Administrator

Notice of Decision

Case # ZA-899
Permit # 05-0635

Variance Request: For an extension of the current commercial non-conforming use to a new owner at 2737 Old Washington Road, Westminster, MD in Election District 04 by Michael Wright.

Basis for Variance: § 223-9 H of the Carroll County Code of Public Local Laws and Ordinances.

Decision: Approved, with conditions.

Basis for Decision:
It is the opinion of the Zoning Administrator that approval of the variance request will not:

- Adversely affect the public health, safety, security, morals, or general welfare.
- Result in dangerous traffic conditions or jeopardize the lives or property of people living in the neighborhood.

In making this determination, the Zoning Administrator cannot answer in the affirmative to the criteria provided in Section 223-191 of the Carroll County Code that:

- There would be a detrimental effect on the people working or residing in the area
- There would a negative impact on the orderly growth of the community
- There would be a detrimental effect on the peaceful enjoyment of people in their homes.
- That the use would have a negative effect on the conservation of property values.
- That there would be any effect from odors, dust, gas, smoke, fumes, vibrations, glare, and noise upon surrounding property values.

Mr. Wright wishes to purchase the existing garage business and continue it without expansionof the business. It is his intention to store some construction equipment / vehicles he owns to the rear of the parking area. No body work is currently done at this location and only auto repair is intended. The Property has previously been certified as a non-conforming use and was allowed a transfer of non-conforming use to the present auto repair shop in BZA Case # 1922 (Galen McKenzie, March 2, 1983). There were no neighbors present to object to the variance. A transfer of the non-conforming use will detract from the surrounding community; however, this decision is conditioned as follows:

- no more than ten (10) pieces of construction equipment and / or construction vehicles may be stored on this site
- Any construction vehicles / equipment must be parked to the rear of the property.

18 May 2005

Neil M. Ridgely
Zoning Administrator

Per Section 223-182 or the Carroll County Code of Public Local Laws and Ordinances, appeals of this decision must be made within 30 days of the date of the decision to the Board of Zoning Appeals pursuant to Section 223-188 of the Carroll County Code. Unless timely appealed, parties may not thereafter contest the Zoning Administrator's decision.