

**Tax Map/Block/Parcel**  
**No. 68-13-470**  
**Case 5698**

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

**APPLICANT:** Hertz Corporation  
c/o Greg Samuels  
5301 Enterprise Street  
Sykesville, Maryland 21784

**ATTORNEY:** N/A

**REQUEST:** An application for a conditional use for a retail use in an Industrial Zone for a Hertz Rental Car Facility.

**LOCATION:** The site is located at 5301 Enterprise Street, Sykesville, MD 21784, on property zoned "I-R" Restricted Industrial District in Election District 14.

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

**HEARING HELD:** April 24, 2013

**FINDINGS AND CONCLUSION**

On April 24, 2013, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a retail use in an Industrial Zone for a Hertz Rental Car Facility. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

Jimmie Williams with the Hertz Corporation testified in this matter on behalf of the applicant. He stated that due to coverage gaps determined by Hertz that it wanted the presence of the company in the area where the property is located. The nearest Hertz to this location is thirty-five miles away in Cockeysville, Maryland. The expectation is that there would be no more than five cars at this location. All maintenance of the cars and car washing would be performed at a different location. The biggest size vehicles would be minivans or sports utility vehicles. Hertz would have a minimum of one employee at the location and a maximum of two employees. The hours of operation would be 7:30am to 6:00pm Monday through Friday, Saturday 9:00am to 12:00 noon, and closed on Sundays. This location would also accept drop off vehicles from other locations.

Based on an April 11, 2013 letter from Philip R. Hager, Secretary, Planning & Zoning Commission and an April 11, 2013 memorandum from Scott E. Graf, Comprehensive Planner, Bureau of Comprehensive Planning, the property was consistent with the policies and recommendations contained in the Carroll County Master Plan, the Freedom Community Comprehensive Plan, and the Carroll County Master Plan for Water & Sewerage, and other functional plans. The Board accepted and agreed with this finding.

The Board noted that prior use for the property included sales and repairs of vehicles in a 2012 Board decision (Case 5643) decided on July 26, 2012.

The Board was convinced that authorization of the request with regard to a conditional use was consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses of the zoning ordinance, and would not unduly affect the residents of adjacent properties, the values of those properties, or public interests. Based on the findings of fact made by the Board above, the Board found that the proposed project would not generate adverse effects (i.e. noise, traffic, dust, water issues, lighting issues, property depreciation, etc.) greater here than elsewhere in the zone.

4-29-2013

Date



Harvey Tegeler, 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.

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