

**Tax Map/Block/Parcel  
No. 64-13-254**

**Case 5466**

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

**APPLICANT:** Mark T. Jones  
6207 Rolling View Drive  
Sykesville, Maryland 21784

**ATTORNEY:** n/a

**REQUEST:** Conditional use for an automobile service center (as defined in 223-2).

**LOCATION:** The site is located at 4000 Sykesville Road, Finksburg, MD, on property zoned "BNR" Neighborhood Retail Business District in Election District 4.

**BASIS:** Code of Public Local Laws and Ordinances, Section 223-100F

**HEARING HELD:** February 26, 2009

**FINDINGS AND CONCLUSION**

On February 26, 2009, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for an automobile service center (as defined in 223-2). Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The subject property is a ½ acre (+/-) parcel in the "BNR" Neighborhood Retail Business zone. The existing building has been previously approved in past years by the Board for an automotive repair service facility and a truck bed liner company. The property is served by a private well and septic system. The surrounding neighborhood consists of mixed uses, including residences and other commercial uses. It is located at the crossroads of MD Rte. 91 and MD Rte. 32.

The Applicant has extensive experience in the automobile repair business. He wishes to open and operate an automobile service center for cars and light trucks at this location. He will perform oil changes, tune ups, and other light repairs. No heavy repairs, painting or body work will occur at the facility. Repairs will be by appointment only, and he anticipates at most 12 cars per day. The shop will initially be open Monday through Friday from 7:30 a.m. to 5:30 p.m. The Applicant will start with one other employee and he will be at the shop every day.

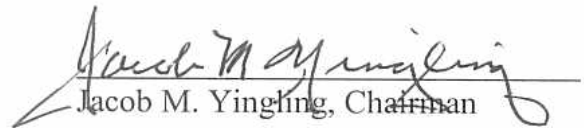
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The Board noted that this type of use was previously approved in Case No. 4862 in 2003, but the approval lapsed due to "non-use". The subject property is an ideal location for this facility. The neighborhood is mixed, and this location is a busy crossroads in the County. Traffic to the shop will be light. Noise, dust and fumes generated at the shop will be negligible. There will be no disturbance to the peaceful enjoyment of the neighborhood or diminution of property values. In short, the proposed use at this location will not generate adverse affects at this location above and beyond those normally associated with such a use. Accordingly, the conditional use was granted.

3/18/09  
Date

  
Jacob M. Yingling, Chairman