

**Tax Map/Block/Parcel  
No. 62-19-79**

**Building Permit/Zoning  
Certificate No. 04-0775**

Case 4934

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

**APPLICANT:** Michael R. & Debra L. Keller  
3008 Michael Road  
Mt. Airy, MD 21771

**ATTORNEY:** N/A

**REQUEST:** An expansion of a non-conforming use to build a 50 ft. x 100 ft. shed for storage of antique automobiles.

**LOCATION:** The site is located at 1718 W. Old Liberty Road, Westminster, on property zoned "A" Agricultural District in Election District 9.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-9 A (1)

**HEARING HELD:** May 27, 2004

**FINDINGS AND CONCLUSION**

On May 27, 2004, the Board of Zoning Appeals (the Board) convened to hear an expansion of a non-conforming use to build a 50 ft. x 100 ft. shed for storage of antique automobiles. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant wishes to build a storage garage to house his collection of antique cars. The subject property currently hosts an auto repair shop, auto body shop, and "U-Haul" rental business. In addition, wrecked vehicles are stored on the premises by a towing business owned by the Applicant. The new building will be used only by the Applicant, and only for the storage of his cars. He anticipates that he will store 10 to 15 cars in the building.

The Board finds that the proposed expansion on this non-conforming property to include a new storage garage will not adversely affect the surrounding properties and with conditions, actually improve the condition of the property. The proposed building is approved, subject to the following conditions:

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1. A full site plan for the entire property detailing all existing conditions for the property, including existing buildings, business operations, and parking conditions shall be submitted to the Zoning Administrator.
2. There will be no commercial operations or repairs on vehicles other than those belonging to the Applicant in the new building. The building may not be used by the Applicant or his successor in title or interest as a commercial operation or an "open to the public" repair shop without Board approval.
3. All salvage vehicles stored on the property in connection with Applicant's towing business shall be removed within six (6) weeks of the date of this decision.

Date

6/16/04

  
Jacob M. Yingling, Chairman