

**Tax Map/Block/Parcel  
No. 46-01-839**

**Building Permit/Zoning  
Certificate No. 01-1372**

**Case 4601**

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

**APPLICANT:** Wheeler Automotive Group, Inc.  
119 Railroad Avenue  
Westminster, Maryland 21158

**ATTORNEY:** Charles M. Preston

**REQUEST:** An application for a conditional use for an automobile sales and service establishment.

**LOCATION:** The site is located at 112 Railroad Avenue, Westminster, MD 21158, on property zoned "I-G" General Industrial District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Chapters 223-126(C), 223-118(B) and 223-108(A)

**HEARING HELD:** June 26, 2001

**FINDINGS AND CONCLUSION**

On June 26, 2001, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for an automobile sales and service establishment. Based upon the testimony and evidence presented, the Board makes the following findings.

The Applicant wishes to open an automobile showroom and service establishment at the former location of Gardiners Furniture along Route 27 in close proximity to the City line for Westminster. The proposed use would allow for an expansion of the Applicant's existing automotive business, which is located across the street. The neighborhood consists mainly of industrial uses on both sides of Route 27.

The Applicant intends to make few changes to the exterior of the existing building. However, the total number of parking spaces will be reduced from 80 to 77, and the parking spaces along Route 27 on the south side of the building will be moved away from the thoroughfare. The proposed use will generate approximately 21 peak hour morning trips and 22-23 peak hour evening trips. Signs and a crosswalk will be provided for pedestrian traffic.

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The Board finds that the proposed use at the proposed located will not generate adverse impacts above and beyond those inherent in such a use. The use is consistent with the previous tenancy and will not adversely affect property values. Traffic increases will be insignificant and the parking lot improvements will be beneficial. Overall, the Board finds the proposed use will be an asset to the neighborhood.

Accordingly, the conditional use is granted.

July 24, 2001  
Date

Ronald F. Hoff  
Ronald F. Hoff, Chairman