

**Tax Map/Block/Parcel  
No. 73-2/3-729**

**Building Permit/Zoning  
Certificate No. 00-3096**

**Case: 4545**

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

**APPLICANT:** A&G Management Company  
7779 New York Lane  
Glen Burnie, Maryland 21061

**ATTORNEY:** Charles M. Preston, Esquire

**REQUEST:** An application requesting an enlargement of a pre-existing non-conforming use, by the addition of two (2) buildings of 8,375 square feet each, and a request for conditional use approval for a commercial parking lot for storage of recreational vehicles with a total of approximately 75 spaces (12,200 square feet).

**LOCATION:** The site is located at 501 Liberty Road, Sykesville, MD 21784, on property zoned "I-R" Industrial Restricted District in Election District 14.

**BASIS:** Article 4, Sections 4.3, 10.1(b) and 12.2(b); Zoning Ordinance 1E

**HEARING HELD:** November 29, 2000

**FINDINGS AND CONCLUSION**

On November 29, 2000, the Board of Zoning Appeals (the Board) convened to hear an application for an enlargement of a pre-existing non-conforming use, by the addition of two (2) buildings of 8,375 square feet each, and a request for a conditional use for a commercial parking lot for storage of recreational vehicles with a total of approximately 75 spaces (12,200 square feet).

Mr. Peter Leon Podolak, Civil Engineer, t/a Leon Podolak Associates presented to the Board a zoning plat that shows that the property consists of approximately 12 acres, half of which is developed with a storm water management pond, 14 mini storage buildings and an office building with an entrance. Six additional acres exist on the east side of the property, which has not yet been developed. New buildings are being proposed on the site that will have improved truck access, and a commercial parking lot is proposed for the storage of recreational vehicles. The facility is specifically designed for vehicles with approximately 75 parking spaces being 15 Ft. x 35 Ft. The concept plan is to have 20 spaces that will be sheltered with rigid

framed (3-sided) carport type structures in an area spanning approximately 305 Ft. x 40 Ft. No utilities are proposed for the new buildings. The subject property is not visible from Emerald Lane; however, since the site is elevated, it is visible from Route 26. A satisfactory grading and screening plan was presented to the Board.

Mr. Joseph Cronyn, a real estate consultant, submitted a study prepared for A&G Management Company regarding the potential impact of this use on nearby property values. Mr. Cronyn found that there would be no impact on the property values of the adjoining property owners. The properties on the east and north of the site location are within the I-R zone. Those properties have co-existed for many years with the existing facility and the expansion of the facility will not have any additional adverse affects. To the south of the property is a conservation property. The other side of the property backs up to the Piney Run Reservoir, with the development rights being deeded to the Maryland Environmental Trust. The west side of the property is partly zoned for residential use; however the expansion of the site will not be visible and the residential property has co-existed for many years with the existing use.

Mr. John Boling, Principal of The Traffic Group, Inc., testified as an expert in Traffic Control and Engineering. A traffic impact study was conducted to determine the impact of the proposed 28,950 Sq. Ft. of additional mini-warehouse on the existing Ridgeway Self-Storage Park Park. The study showed that the traffic impacts to this site would be minimal.

Based upon the testimony and evidence presented, the Board finds that this proposal will not generate adverse affects and serves a community need. Accordingly, the request is granted.

12/21/00

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman