

Tax Map/Block/Parcel
No. 74-14-741

Building Permit/Zoning
Certificate No. 97-2907

Case 4279

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

APPELLANT: Victor Fiorini
d/b/a Bay City Security
c/o 2305 Hanover Pike
Hampstead, Maryland 21074

ATTORNEY: Haven N. Shoemaker, Jr., Esquire
2305 Hanover Pike
Hampstead, Maryland 21074

REQUEST: An appeal of the Zoning Administrator's denial of Building Permit/Zoning Certificate 97-2907 for an auto security business

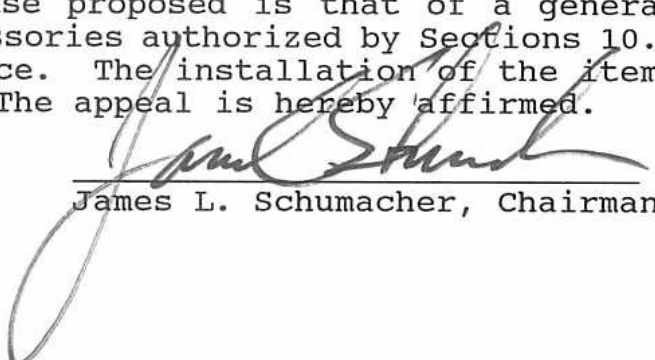
LOCATION: 2030 Liberty Road on property zoned "B-L" Local Business District in Election District 5

BASIS: Article 17, Section 17.2(a); Ordinance 1E (The Carroll County Zoning Ordinance)

On December 3, 1997, the Board of Zoning Appeals (the "Board"), convened to hear the appeal of the Zoning Administrator's decision filed by Victor Fiorini, d/b/a Bay City Security. At issue is whether an auto security business, i.e., the installation of automobile car radios and alarms is permitted in the "B-L" District. The appellant is in the business of retail sale and installation of automobile accessories including CD players, radios and car alarms. The items are sometimes installed by the applicant, 50% of the installation is done inside the premises. The business use would require the use of a drive-in bay with an overhead door. The property is zoned "B-L" and the site is in a Planned Business Center. The Zoning Administrator has determined that the proposed use is prohibited under Section 14.621 of the ordinance, to wit: as an automotive, trailer or implement repair establishment. The Board cannot agree that the use is prohibited. The Board concludes that the use proposed is that of a general retail sales of automobile accessories authorized by Sections 10.1 and 14.62 of the Zoning Ordinance. The installation of the items sold is but an accessory use. The appeal is hereby affirmed.

1/9/98

Date


James L. Schumacher, Chairman

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