

Resolution in the Appeal of The Prime Choice, Inc.

Applied: June 12, 1986  
Heard: July 29, 1986  
Decided: October 21, 1986

Be it resolved by the Board of Zoning Appeals of Washington Grove that:

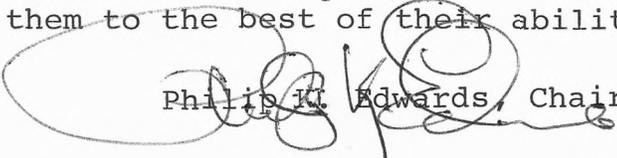
Whereas an appeal was made to the Board on June 12, 1986 by The Prime Choice, Inc. for a special exception under Section 6.431d of the Zoning Ordinance to allow loading of merchandize through the rear (Hickory Road) door of its store, and

Whereas at its meeting of October 21, 1986 the Board reviewed the record of the hearing and its exhibits and determined that the loading of beef carcasses from the front of the premises would require an expenditure of such magnitude as to constitute an unreasonable commercial hardship;

Therefore the Board has decided to grant a special exception for the loading of merchandize under the following conditions:

1. That all loading and unloading at the rear door of The Prime Choice be restricted to the hours between 8:00 am and 2:00 pm.
2. That all loading and unloading be limited to trucks of such size or in such attitude or location that they are not positioned on the paved part of Hickory Road while so engaged.
3. That such an exception is strictly limited to the current tenant (The Prime Choice, Inc.) and use (butcher shop) and that if either tenant or use changes then the special exception is rescinded in its entirety.
4. That signs giving limits as to hours of loading be posted in the vicinity of the rear door.
5. That a permanent curb of approximately six inches in height be installed along the edge of the pavement on the residential side of Hickory Road across from the rear loading area to protect the adjacent residential lot.
6. That the appellants acknowledge the restrictions and agree to enforce them to the best of their ability.

So resolved.

  
Philip W. Edwards, Chairman