

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY MARYLAND

APPLICANT: Donald Sewell
Central Maryland Service Distribution Center
11690 Frederick Road
Ellicott City, Maryland 21043

AGENT: Richard Hull, President
Kidde Consultants, Inc.
139 East Main Street
Westminster, Maryland 21157

REQUEST: A conditional use for a Planned Business Center in a "I-R"
Restricted Industrial District.

LOCATION: 5400 Enterprise Street in Election District 14; Central Maryland
Service Distribution Center subdivision, Section 2A, lot 8 recorded
in Carroll County Plat Records in Book 26, page 27.

BASIS: Article 12, Section 12.2(b); Zoning Ordinance 1E.

HEARING HELD: March 28, 1988

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the request. The pertinent findings justifying the authorization include the facts that the intent of the proposed planned business center is to provide for business uses, first allowed within the "B-L" Local Business District and "B-G" General Business District that will complement and support the industries and businesses within the "I-R" Restricted Industrial District subdivision. Establishment of such businesses will be beneficial to the development and stability of the subdivision and tend to reduce vehicular traffic on Maryland Route 26 to other businesses or shopping centers. In addition, there is no indication that the establishment of the planned business center, as generally indicated and subject to the provisions of the zoning ordinance, will unduly affect the "I-R" Restricted Industrial District subdivision or the public interest.

April 4, 1988
Date

John Totura
John Totura, Chairman