

Tax Map/Block/Parcel
No. 46-16-1206

Building Permit/Zoning
Certificate No. 92-0709

Case 3700

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Mark N. Wadel
Wadel Kitchen Planning
P. O. Box 3
Westminster, Maryland 21157

ATTORNEYS: James W. Davis, Esquire
237 East Main Street
Westminster, Maryland 21157

and

Daniel Murphy, Esquire
237 East Main Street
Westminster, Maryland 21157

REQUEST: A conditional use to allow a "B-L" Local
Business District use in an "I-R" Restricted
Industrial District; to wit: an appliance store,
and a variance reducing the minimum required
front setback of 40 feet, if necessary

LOCATION: 1010 Baltimore Boulevard (Maryland Route 140 in
Election District 7

BASES: Article 12, Section 12.2(b); Article 10,
Sections 10.1(a) and 10.6; Ordinance 1E (The
Carroll County Zoning Ordinance)

HEARING HELD: April 30, 1992

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby approves the conditional use and variance as requested. The pertinent findings determining the Board's decision include the facts that use of the 0.33 of an acre lot has been before the Board of Zoning Appeals in five previous cases. From previous decisions and the record of this case, it is evident that the lot is not suitable for uses first permitted within the "I-R" Restricted Industrial District, and that the most appropriate use of the property would be for a use first permitted within either a Local or General Business District. In addition, the proposed business will not generate significant vehicular traffic to and from the premises. Although the existing setback of the building will not

be altered, the variance reducing the minimum required front setback of 40 feet to 33 feet is necessary to allow construction of a new foyer for the building. As now planned, the improvements to the property, including the proposed foyer or vestibule, will improve the appearance of the property and will be beneficial to the neighborhood, and to the public interests.

May 6, 1992
Date

JDN/bmh/c3700dec
May 4, 1992

John Totura
John Totura, Chairman