

Tax Map/Block/Parcel  
No. 46-16-772

Building Permit/Zoning  
Certificate No. 93-2346

Case 3861

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Development Company of America  
P.O. Box 520  
Westminster, Maryland 21158-0520

**ATTORNEY:** David Bowersox, Esquire  
Hoffman & Comfort  
24 North Court Street  
Westminster, Maryland 21157

**REQUEST:** A conditional use to allow a "B-G" General Business District use in the "I-R" Restricted Industrial District, to wit: retail sales, using about 2,700 square feet within the existing building

**LOCATION:** 901 Baltimore Boulevard (Md. Rt. 140) in Election District 7

**BASES:** Article 12, Section 12.2(b); Article 11, Sections 11.1 and 11.6; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** August 26, 1993

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 authorized the conditional use. The pertinent findings determining the Board's decision include the facts that the property is zoned "I-R" Restricted Industrial District and this authorization merely provides additional options in the use of the building regardless of whether the use results in a brief or extended duration. As the physical changes to the building will not preclude future use for industrial purposes, and no probative evidence that the authorization of the conditional use would adversely affect the adjacent properties or public interests, the request complies with the standard expressed in the case of Schultz v. Pritts, 291 Md. 1, 22 (1981) governing conditional uses and the provisions of the zoning ordinance.

Date

9/15/93

  
William Law, Chairman

JDN/bmh/c3861dec