

Tax Map/Block/Parcel
No. 73-12-614

Building Permit/Zoning
Certificate No. 95-4224

Case 4081

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Sinai Hospital of Baltimore, Inc.
c/o William H. Winstead
Manekin Corporation
120 East Baltimore Street, Suite 1700
Baltimore, Maryland 21202

ATTORNEY: David K. Bowersox, Esquire
Hoffman, Comfort, Galloway & Offutt
24 North Court Street
Westminster, Maryland 21157

REQUEST: A conditional use to allow a "B-L" Local Business District use in the "I-R" Restricted Industrial District, to wit: a medical center on the remaining acreage of the subject property in addition to the 2.2 acres approved for a medical center in Case 4055

LOCATION: The west side of Georgetown Boulevard about 750 feet north of Liberty Road intersection in Election District 5; Bevard Square Business Park subdivision, Section 1, lot 8 recorded in Carroll County Plat Records in book 40, pages 93 and 95

BASES: Article 12, Section 12.2(b); Article 10, Section 10.1(d); Article 4, Section 4.26; Ordinance 1E

HEARING HELD: January 23, 1996

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 and in accordance with the state Open Meetings Act, the Board authorized the request.

The pertinent findings justifying the authorization include the facts that this request represents a reassessment and expansion of the plans for the medical center authorized in Case 4055. As now proposed, phased development of the medical center will utilize lot 8 without further subdivision, and will provide larger facilities to better serve the community. As determined in Case 4055, the medical center will complement existing and nearby land uses and future development of the immediate area. While the medical center will generate vehicular traffic, additional traffic will occur with either business or industrial use of the site. The request was unopposed, and the Board is convinced that the medical center is an appropriate use of the site and consistent with the provisions of the zoning ordinance.

2.1.96

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman