

Tax Map/Block/Parcel  
No. 46-16-616 & 46-16-799

Building Permit/Zoning  
Certificate No. 00-3593

Case 4556

**OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND**

**APPLICANT:** Sterling Land Company VII, LLC  
P.O. Box 264  
Finksburg, Maryland 21048

**ATTORNEY:** William B. Dulany and J. Brooks Leahy

**REQUEST:** An application for a conditional use for a two-story office building with two or more retail uses in a portion or all of the ground floor.

**LOCATION:** The site is located at 1012 Baltimore Blvd. and the south side of Hemlock Lane, Westminster, MD 21157, on property zoned "IR" Restricted Industrial District in Election District 7.

**BASIS:** Article 17; Article 12, Section 12.2(b); Zoning Ordinance 1E

**HEARING HELD:** January 29, 2001

**FINDINGS AND CONCLUSION**

On January 29, 2001, the Board of Zoning Appeals (the Board) convened to hear the application for a conditional use for a two-story office building with two or more retail uses in a portion or all of the ground floor.

Sterling Land Company, LLC (the Applicant) received approval in 2000, from the Board for a conditional use for a two-story office building with one retail use on some or all of the ground floor. The Applicant has now concluded that some additional retail uses on the ground floor are economically desirable, and that the building should be 19,500 Sq. Ft., rather than the previously approved 18,000 Sq. Ft.

The Board finds that the proposed use at this location would generate little or no adverse effects, and is consistent with the other uses in the neighborhood. Any concerns with layout of the structures on traffic can be effectively addressed through the site plan process.

Accordingly, the request is granted.

3/20/01  
Date

Karl V. Reichlin  
Karl V. Reichlin, Chairman