

Tax Map/Block/Parcel
No. 68-13-479

Building Permit/Zoning
Certificate No. 06-2598

Case 5269

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

APPLICANT: Marshall Rimerman
BTC Properties, LLC
5340 Enterprise Street
Eldersburg, MD 21784

ATTORNEY: Greg Dorsey

REQUEST: A conditional use for a retail use (residential lighting showroom) in an I-R zone.

LOCATION: The site is located at 5340 Enterprise Street, Eldersburg, on property zoned "I-R" Restricted Industrial District in Election District 14.

BASIS: Code of Public Local Laws and Ordinances, Section 223-99, 223-118 (B) and 223-186 A (2)

HEARING HELD: October 26, 2006

FINDINGS AND CONCLUSION

On October 26, 2006, the Board of Zoning Appeals (the Board) convened to hear a conditional use for a retail use (residential lighting showroom) in an I-R zone. The Board made the following findings and conclusion:

The Applicant operates a lighting supply business which caters to architects, decorators and builders rather than the general public. They wish to expand their warehousing operation on this 1.0171 acre parcel to include a showroom for the display of lighting fixtures for retail sales. The showroom will result in minimal traffic, since "walk-in" customers are infrequent. No noise, dust, fumes, or congestion will result from the use. They anticipate 2 to 3 customers per week at the showroom by appointment only. There will also be 1-2 deliveries per day for the showroom. The neighboring uses are similar, and include a concrete facility, a retail refinishing operation, roof/gutter supplies and tractor sales.

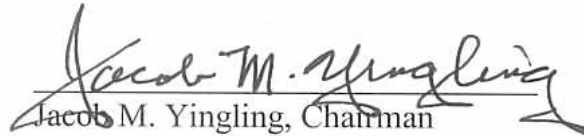
Based on the above, the Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, a conditional use is granted, subject to the following:

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1. Hours of operation – Monday through Saturday 9:00 a.m. to 8:00 p.m. with others by appointment.
2. In accordance with Carroll County Public Local Laws and Ordinances § 103-9, a site plan will be submitted.

11-20-06

Date


Jacob M. Yingling, Chairman