

Tax Map/Block/Parcel
No. 73-11-480

Building Permit/Zoning
Certificate No. 93-1537

Case 3848

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: SDC Group, Incorporated
Suite 415
8480 Baltimore National Pike
Ellicott City, Maryland 21043

ATTORNEY: William B. Dulany, Esquire
127 East Main Street
P.O. Box 525
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 bank to be located on about 2.75 acres

LOCATION: At the northeast corner of Liberty Road (Md. Rt. 26) and Sykesville Road (Md. Rt. 32) intersection in Election District 5

BASES: Article 12, Section 12.2(b); Article 10, Sections 10.1(a) and 10.7; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: June 24, 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 approved the conditional use. The pertinent findings determining the Board's decision include the facts that witnesses appearing on behalf of the request included a land planner and architect, who testified regarding the concept plan for the bank; an expert in vehicular traffic, who testified that particular attention would be devoted to vehicular access to and from the state highway, and adjacent properties; and an expert in real estate appraisal, familiar with the site and the neighborhood, who substantiated that the bank would be an appropriate use of the land, and would compliment industrial development of the adjacent properties. Accordingly, the standards governing authorization of conditional uses (special exceptions) expressed in Schultz v. Pritts, 291 Md. 1, 22 (1981), and the provisions of the zoning ordinance were met. No testimony or evidence was introduced in opposition. As required by the zoning ordinance, a site development plan must be prepared and submitted to the Carroll County Planning and Zoning Commission for review and approval.

7/6/93
Date


William Law, Chairman