

Tax Map/Block/Parcel  
No. 73-3-712

Building Permit/Zoning  
Certificate No. 93-2794

Case 3868

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

**APPLICANT:** Bobbaloo Partnership  
770 Old Liberty Road  
Eldersburg, Maryland 21784

**ATTORNEY:** Charles M. Preston, Esquire  
Stoner, Preston & Boswell, Chartered  
188 East Main Street  
Westminster, Maryland 21158-0389

**REQUEST:** Enlargement of a nonconforming use, to wit: a professional office from 8,000 square feet as approved in Case 2103 to 10,000 square feet on proposed lot 2

**LOCATION:** 770 Old Liberty Road in Election District 5

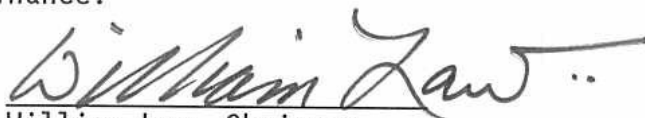
**BASES:** Article 4, Section 4.3(a)1; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** September 23, 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 request. The pertinent findings determining the Board's decision include the facts that two professional office buildings were authorized by the Board following public hearing of May 31, 1984 in Case 2103, subject to conditions of authorization imposed by the Board. Condition 4 specified that the proposed building to be located on lot 2 not be more than 8,000 square feet. This condition merely reflected the plans for construction of the building and was not intended to absolutely restrict the area of the building. As now proposed, the building will be two stories with 5,000 square feet on each floor. Pedestrian access will be provided for at both levels with the building designed to be compatible and complimentary to the existing professional office building. In addition, an expert in real estate appraisal substantiated that the slightly larger building would have no adverse affects. Consequently, the request is consistent with the provisions of the zoning ordinance.

10/6/93  
Date

  
William Law, Chairman

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