

Tax Map/Block/Parcel
No. 73-5 & 6-760

Building Permit/Zoning
Certificate No. 95-0070

Case 3996

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

APPLICANT: Northeastern Plumbing and Heating Supply, Inc.
T/A Pro-Source Hardware
110 Airport Drive, Unit B
Westminster, Maryland 21157

ATTORNEY: Clark R. Shaffer, Esquire
6 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, including variances to the parking requirements, if necessary, to wit: a hardware store

LOCATION: 1430 Progress Way in Election District 5; Eldersburg Business Center subdivision, Section 1, lot 2A recorded in Carroll County Plat Records in book 33, pages 89 and 90

BASES: Article 12, Section 12.2(b); Article 10; Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: February 22, 1995

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 approved the conditional use and variances to the parking requirements, if necessary. The pertinent findings determining the Board's decision include the facts that the plumbing and heating supply company will continue to be the principal use of the premises; the hardware store will compliment and be subordinate to the supply company, using about 1,800 square feet of 9,300 square feet of supply company space; the parking facilities for the entire building are shared by all tenants of the building and are not reserved for exclusive use by a particular tenant; there is no indication that the hardware store will result in excessive use of available parking spaces by customers of the store to the detriment of other tenants in the building; and, there is no indication that the hardware store, as proposed, will unduly affect the interests of the "I-R" Restricted Industrial District or public interests.

3-8-95
Date
JDN/c3996dec.jdn

Claude Rash
Claude Rash, Chairman