

Tax Map/Block/Parcel
No. 46-15-17

Building Permit/Zoning
Certificate No. 95-0096

Case 3999

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

APPLICANT: Carroll County General Hospital, Inc.
200 Memorial Avenue
Westminster, Maryland 21157

ATTORNEY: Charles O. Fisher, Esquire
179 East Main Street
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 business office

LOCATION: 535 Old Westminster Pike in Election District 7

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

HEARING HELD: February 23, 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 compliance with the state Open Meetings Act, the Board authorized the request, subject to the conditions of authorization imposed below.

The pertinent findings determining the Board's decision include the facts that until several years ago the existing building was occupied for years by a clothing manufacturer employing 300-350 workers. The business closed, and the building has not been used for manufacturing since then. More recently, it was determined that the building was no longer marketable for uses first allowed in the "I-R" Restricted Industrial District and renovations have been initiated to facilitate use of the building for business purposes.

Business offices are allowed as principal permitted uses in the "B-L" Local Business District. This type of land use is legislatively considered to be much less likely to demonstrate characteristics that would be intrusive and likely to adversely affect the neighboring community than land uses first allowed in the "I-R" Restricted Industrial District. The evidence in this case supports that conclusion. In fact, even though the property is zoned "I-R" Restricted Industrial District, it is evident that its best use is not industrial.

The proposed office of the Carroll County General Hospital will occupy approximately 3,980 square feet. The normal business hours are expected to be from 7:30 a.m. to 5:00 p.m. Initially, plans are for 20 employees with a

possible maximum of 25 persons sometime in the future.

In addition to the business office, a day care center, Case 3998, and a karate academy, Case 4001, are requesting authorization by this Board for use of the premises. As proposed, the business office will not conflict with other uses within the building.

In considering the provisions of the zoning ordinance governing conditional uses and decisions of the courts establishing the standards governing the Board in deciding whether to approve or deny conditional use requests, the Board finds that establishment of the business office, as proposed and conditioned below, is reasonable and appropriate and will not unduly affect the residents or occupants of adjacent properties, the values of those properties, or public interests.

In order to promote the intent and purpose of the zoning ordinance, the Board imposes the following conditions of authorization:

1. A revised site development plan shall be prepared and submitted portraying a minimum of 70 on-site parking spaces that comply with the requirements of the zoning ordinance.
2. The drop-off zone at the easterly side entrance to the building shall be appropriately identified on the site development plan and the premises, and signs shall be erected prohibiting parking within the drop-off zone.
3. Signs shall be erected prohibiting parking, where such parking would obstruct vehicular traffic using the access driveway paralleling the westerly side of the building.
4. In addition to classes devoted to the instruction of karate, classes in physical fitness may also be offered to the public.

3-9-95
Date

Claude R. Rash
Claude R. Rash, Chairman