

**Tax Map/Block/Parcel
No. 68/13/470**

**Building Permit/Zoning
Certificate No. 96-3744A**

Case 4369

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

APPLICANT: Robert A. Ballantine, Sr.
4386 Montgomery Road
Ellicott City, Maryland 21043

ATTORNEY: John T. Maguire
189 East Main Street
Westminster, Maryland 21157

REQUEST: A conditional use request for "B-G" General Business District use for D'Argenio & Associates Appraisers offices on property zoned "I-R" Restricted Industrial District.

LOCATION: 219 C Adam Smith Road, Central Maryland Service Distribution Center, Section 2C, Parcel 470 in Election District 14

BASIS: Article 12, Section 12.1(d); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: January 26, 1999

FINDINGS AND CONCLUSION

On January 26, 1999, the Board of Zoning Appeals (the Board) convened to hear the request of Robert A. Ballantine Sr., for a conditional use for a business office at 219 C Adam Smith Road, Central Maryland Service Distribution Center, Section 2C, Parcel 470 on property zoned "I-R" Restricted Industrial District in Election District 14.

The applicant, Mr. Ballantine, testified that he owns the property at 219 Adam Smith Road. The existing two-story building at the location is divided into four separate offices identified as A, B, C, and D. Offices A and D at 219 Adam Smith Road are currently leased. Offices B and C are vacant. Mr. Ballantine has a shop and an office in the building used for his concrete business. His business has four trucks at the site. There are two road entrances which provide access to the industrial park. D'Argenio and Associates Appraisers are interested in leasing office space in area C.

Ms. Patricia Bare, Secretary with D'Argenio and Associates Appraisers, testified that Mr. D'Argenio and two subcontractors appraise primarily residential homes and some commercial sites. The subcontractors will work out of their homes. There will be two employees working in the office at 219 C Adam Smith Road. No customers will visit the location. There will be a negligible increase in traffic at the location. Occasional deliveries of office supplies will occur and there will be some pick-ups and deliveries by a mail courier. There will be no increase in noise levels at the location as only office machines will be used by the business. Hours of operation are 9:00 a.m. to 5:00 p.m., Monday through Friday and some occasional Saturday hours.

The Board finds the proposed use is consistent with the existing use at this location. The Board finds that there will be a minimal increase in traffic at the location. The Board also finds that the use will not result in an adverse impact on area residents. The Board hereby approves the request of Mr. Robert A. Ballantine, Sr. for a conditional use for appraisers' offices at 219 C Adam Smith Road, Central Maryland Service Distribution Center, Section 2C, Parcel 470 on property zoned "I-R" Restricted Industrial District.

2/4/99

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman

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February 3, 1999