

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

**Building Permit/Zoning
Certificate No. 98-3462**

Case 4377

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

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

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

REQUEST: A conditional use request for "B-G" General Business District use for an Allstate American USA **insurance basement and waterproofing** office on property zoned "I-R" Restricted Industrial District.

LOCATION: 219 B Adam Smith Road, Central Maryland Service Distribution Center, Section 2C, Parcel 34 in Election District 14

BASIS: Article 12, Section 12.2(b); 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 for Allstate American USA Basement and Waterproofing at 219 B Adam Smith Road, Central Maryland Service Distribution Center, Section 2C, Parcel 470 on property zoned "I-R" Restricted Industrial District in Election District 14 ¹.

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.

¹ *The applicant made an error on the original application by requesting the use as an insurance office.*

Ballantine has a shop and an office in the building which are 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. Allstate American USA is interested in leasing 219 B Adam Smith Road for a business office for their basement and waterproofing service.

Mr. Dennis Clark, Manager of Allstate American USA, provided testimony on the proposed use of the office. No equipment will be stored at the site. No retail business will be conducted at the location. The business advertises through money mailers and newspapers. No telemarketing will be conducted. The office is to be used to receive calls for individuals interested in basement and waterproofing services. Sales agents are sent out upon request to the customers' homes. Services are performed inside the customers' homes. Two full-time employees will work in the office and their two vehicles will be parked at the location. The company's foreman drives a one-ton dump truck and may make occasional trips to the office to drop-off a customer's check. There will not be an increase in noise levels as a result of the proposed use. Hours of operation are Monday through Friday from 8:00 a.m. to 4:30 p.m.

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 a business office for Allstate American USA 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