

**Tax Map/Block/Parcel
No. 46-16-451**

**Building Permit/Zoning
Certificate No. 00-3097**

Case 4544

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

APPLICANT: Westminster Gateway, LLC
c/o Continental Realty Corp.
17 West Pennsylvania Avenue
Towson, Maryland 21204-5016

ATTORNEY: William B. Dulany & Dulany & Leahy, LLP

REQUEST: An application for a conditional use for a planned business center on land now zoned "I-R" Industrial Restricted District. (This parcel received conditional use approval for a bank and a furniture store from the Board of Zoning Appeals on March 20, 2000, Case No. 4470).

LOCATION: The site is located at 1030 Baltimore Boulevard, Westminster, MD 21157, in Election District 7.

BASIS: Article 12, Section 12.2(b); Zoning Ordinance 1E

HEARING HELD: November 29, 2000

FINDINGS AND CONCLUSION

On November 29, 2000, the Board of Zoning Appeals (the Board) convened to hear the application for a conditional use for a planned business center on land now zoned "I-R" Industrial Restricted District.

The Board previously approved two conditional uses on the property for commercial uses, which include a furniture store and a bank. Since there has been great demand for commercial uses on the subject property, the Applicant determined that a planned business center is required. If the Board approves this application, plans and requirements will be submitted to the Planning Commission.

Lawrence G. Rief, partner with Continental Realty Corporation and member of Westminster Gateway, LLC, testified in support of the application. Mr. Rief stated that after settling on the property, he found that there was a lot of interest expressed from different users looking for retail use in the property. Several financial institutions, mortgage companies,

medical uses, health clubs and a furniture business contacted their office. Mr. Rief is requesting that the Board approve multiple uses for this property as a planned business center. To date, minimal improvements have been made at the property, including the demolition of a barn and two shed buildings and the parking area was resurfaced. The Applicant specializes in refurbishing vacant properties that has included shopping centers, apartment houses, etc. All properties in the immediate area are retail businesses. The existing 65,000 Sq. Ft. building will not be enlarged at this time. The building currently has in excess of 400 parking spaces. There is a proposed access to the property on the east side and on the west side at the far end of the property. The request for the proposed uses of the property will have less impact on Route 140 with the new traffic patterns. At this time, there will be no additions to the existing structure on the front 8 acres and there are no plans for the 18 acres in the rear of the building due to its challenging topography.

Mr. Martin W. Hackett, testified that he has developed a site plan that meets the criteria for a planned business center. Mr. Hackett presented a Plat to the Board for review of the planned business center. Public water and sewer serve the front 8.39 acres of the property. The remaining acreage is not currently in the water and sewer service area for the City of Westminster.

Based upon the testimony and plans presented, the Board finds the planned business center to be an asset to the community and any adverse affects will be no greater here than elsewhere in the zone. The Board hereby approves this request as presented.

12/21/00
Date

Karl V. Reichlin
Karl V. Reichlin, Chairman