

Case 5259

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

APPLICANT: 1st. Mariner Bank
c/o Kenneth C. Jones
3301 Boston Street
Baltimore, MD 21224

ATTORNEY: David K. Bowersox

REQUEST: Conditional use for a retail use (bank) in the I-R Zone.

LOCATION: The site is located at 1010 Baltimore Blvd./1011 Hemlock Drive,
Westminster, on property zoned "I-R" Restricted Industrial District
in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Section 223-99, 223-
118 (B) and 223-186 A (2)

HEARING HELD: October 25, 2006

FINDINGS AND CONCLUSION

On October 25, 2006, the Board of Zoning Appeals (the Board) convened to hear a request for a conditional use for a retail use (bank) in the I-R Zone. The Board made the following findings and conclusion:

The Applicant is proposing to open a 5,100 square foot bank branch on this 3 parcel site which fronts Maryland Route 140. The property is served by public water and sewer. Neighboring uses include a real estate office and a bank branch, and the proposed use is consistent with other uses in this corridor. All surrounding properties are also zoned "I-R" Restricted Industrial. Access to the site is proposed from Hemlock Lane located opposite of Leidy Road. A traffic expert whom the Board found to be credible testified that the bank would have no measurable traffic impact on nearby intersections. In addition, a qualified real estate appraiser and consultant testified that the proposed use is consistent with other uses in the area. The bank branch will be open 7 days a week. Hours will be from 8:00 a.m. to 7:00 p.m. Monday through Friday. In addition, it will be open 9:00 a.m. to 3:00 p.m. on Saturday and 10:00 a.m. to noon on Sundays.

Based upon the above evidence and testimony presented, the Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Traffic, fumes, noise from this use will be no greater here than elsewhere in the "IR" zone. Accordingly, the request for a conditional use is granted.

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Date


Jacob M. Yingling, Chairman