

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

**Building Permit/Zoning
Certificate No. 00-0060**

Case 4470

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

APPLICANT: Westminster Gateway, LLC
c/o Continental Realty Corporation
17 West Pennsylvania Avenue
Towson, MD 21204-5096

ATTORNEY: William B. Dulany
Dulany & Leahy, LLP
127 East Main Street
Westminster, MD 21157

REQUEST: A conditional use for a furniture store and bank branch on property zoned "IR" Restricted Industrial, uses allowed in a "B-G" General Business District

LOCATION: Located at 1030 Baltimore Boulevard, Westminster, MD 21157 in Election District 7

BASIS: Basis: Article 12, Section 12.2(b), of the Carroll County Zoning Ordinance 1E

HEARING HELD: February 22, 2000

FINDINGS AND CONCLUSION

On February 22, 2000, the Board of Zoning Appeals (the Board) convened to hear the application of Westminster Gateway, LLC, c/o Continental Realty Corporation (the applicant), for a conditional use for a furniture store and bank branch on 8.39 acres at 1030 Baltimore Boulevard, Westminster, MD 21157 on property zoned "IR" Restricted Industrial. The Board makes the following findings of facts.

The subject property is located along MD Rte. 140, and includes a 60,000 square foot building. The Applicant wishes to use approximately 40,000 square feet of the building to open and operate a furniture retail store. In addition, the Applicant is proposing to erect another free standing building on the subject property as a bank.

While on the market, the property generated little interest for industrial uses. The immediate neighborhood contains several existing businesses. The furniture store is expected to generate no more than twenty customers per hour, and will have three to four employees. The proposed bank will have sporadically intense periods of high customer volume, but the parking lot will be designed to accommodate this traffic.

In accordance with Section 14.6.1 of the Zoning Ordinance, the Board finds that the Applicant has proven a need for the proposed use and it will provide a needed service to the area. In addition, the use will not result in unmanageable traffic. In addition, the Board finds that the proposed use will not generate any adverse effects (i.e., noise, dust, traffic) at this location than elsewhere in the zone. Accordingly, the Applicant's request for a conditional use is approved.

3/20/00

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman

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