

**Tax Map/Block/Parcel  
No. 73/6/760**

**Building Permit/Zoning  
Certificate No. 99-0803**

**Case 4398**

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

**APPLICANT:** Eldersburg Business Center, Inc.  
2066 Lord Baltimore Drive  
Baltimore, Maryland 21244

**ATTORNEY:** William B. Dulany, Esquire  
127 East Main Street  
Westminster, Maryland 21157

**REQUEST:** A conditional use request for a retail sales operation on property zoned "IR" Restricted Industrial District.

**LOCATION:** 1393 Progress Way, Eldersburg, MD (Eldersburg Business Center) in Election District 5.

**BASIS:** Article 12, Section 12.2(b); Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** May 25, 1999

**FINDINGS AND CONCLUSION**

On May 25, 1999, the Board of Zoning Appeals (the Board) convened to hear the request of Eldersburg Business Center, Inc. for a conditional use for a retail sales operation located at 1393 Progress Way, Eldersburg, MD on property zoned "IR" Restricted Industrial District in Election District 5. The applicant was represented by Mr. William B. Dulany, Esquire.

Mr. Patrick Franklin, leasing agent with Merritt Properties, LLC, testified that Eldersburg Business Center, Inc. owns the property at 1393 Progress Way. Eldersburg Business Center has a mixture of businesses including commercial and retail operations. Mats and Slats Framing wishes to lease 2,250 square feet of space in the existing building known as Lot 13. The existing building at Lot 13 has a total of 43,400 square feet. No designated parking is provided; however, lease agreements with lessees at the location stipulate that parking for each unit is provided in the front of the building. Parking for the building is provided at 4 parking spaces per every 1,000 square feet of building area.

Mr. Roger L. Carroll and Mr. Robert Matuszak, co-partners of Mats and Slats Framing, Inc., testified that their framing business is currently located in the Country Village Shopping Center in southern Carroll County. This business has outgrown its current location. Of the 2,250 square feet being leased for the new business location at 1393 Progress Way, 900 square feet in the front area of the unit will be used for a display room with picture frames and associated products, samples, catalogs, and layout tables. The 900 square feet in the middle area of the unit will be used for production and manufacturing activities and will include a business office and restroom. The remaining 450 square feet in the rear of the unit will be used as a warehouse and loading dock. Light retail and commercial sales will be conducted at the location. Approximately 5 customers will visit the retail business per day. Customers may bring prints or other items to be framed or may select artwork from catalogs. Additionally, some framed artwork is available for sale in the display room.

Most wholesale activities will involve offsite visits with buyers for interviews and preparation of orders; however, the manufacturing and assembly of the products will be conducted at 1393 Progress Way. The wholesale order is either delivered to the buyer or the buyer may pickup the order. The two partners will be the sole employees at the location. Business hours are Monday through Friday from 10:00 a.m. to 7:00 p.m. and on Saturday from 10:00 a.m. to 4:00 p.m. Approximately 2 to 3 courier deliveries will occur per week and there will be 1 supply delivery per week. Advertising for the business is done through newspapers, mailers, and through business contacts.

Mr. Edmund R. Cueman, planning consultant with Mason Dixon Circuit Rider, testified that the proposed framing business is compatible with other uses in the Eldersburg Business Center and the use will not cause an adverse impact on the surrounding area.

There was no one present during the hearing in opposition to the request.

The Board finds the proposed use is consistent with existing uses at or near this location. The Board finds that there will be a negligible increase in traffic and noise 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 Eldersburg Business Center, Inc. for a conditional use for a retail sales operation located at 1393 Progress Way, Eldersburg, MD on property zoned "IR" Restricted Industrial District.

6/4/99

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman

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May 27, 1999