

Tax Map/Block/Parcel
No. 46-01-841
Case 5749

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Phil Gruentzel, Jr.
2415 Stone Road
Westminster, MD 21158

ATTORNEY: N/A

REQUEST: Request for a conditional use for the allowance of a training studio to operate on a property zoned "IG" General Industrial.

LOCATION: The site is located at 100 Railroad Avenue, Unit 103, Westminster, MD, on property zoned "IG" General Industrial in Election District 7.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-108 A, 223-118 B, and 223-126 C.

HEARING HELD: March 26, 2014

FINDINGS AND CONCLUSION

On March 26, 2014, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for the allowance of a training studio to operate on a property zoned "IG" General Industrial. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

Phil Gruentzel and Randy Young testified on behalf of the applicant. They want to operate a different kind of a gym. The gym would have all of the same equipment as the bigger gyms, but it would have the unique feature of one licensed trainer on the site at all times. The hours of operation are expected to be 6:00am to 10:00pm. They would expect a maximum membership of 250. The gym could accommodate about a maximum of 30 participants at a time. At peak times they might have up to three trainers on site. They currently have fifty people in their pre sign up process. It is expected that most of the clients would come after 5:00pm. Some would come before work near the opening hours though. After 5:00pm there would be additional parking available in the area. This business would be a full time job for one of them. They have a rental space with a square footage of 3240. Prior to this use an archery range with a retail shop was approved by the Board at the same location.

Based on a March 19, 2014 letter from Philip R. Hager, Secretary, Planning & Zoning Commission and a March 19, 2014 memorandum from Lynda Eisenberg, Chief Bureau of Comprehensive Planning, the property was consistent with the policies and recommendations contained in the Carroll County Master Plan, the 2007 Westminster Environs Community Comprehensive Plan, the Carroll County Master Plan for Water & Sewerage, and other functional plans. The surrounding area is comprised of industrial, commercial, institutional and residential uses. The building intended to house this business contains a number of units which have housed a variety of uses ranging from archery, dance studios, potter, etc. Planning staff does not believe that a fitness training studio would have an adverse impact on the immediate neighborhood. The Board accepted and agreed with these findings.

The Board was convinced that authorization of the request with regard to a conditional use was consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses of the zoning ordinance, and would not unduly affect the residents of adjacent properties, the values of those properties, or public interests. Based on the findings of fact made by the Board above, the Board found that the proposed project would not generate adverse effects (i.e. noise, traffic, dust, water issues, lighting issues, property depreciation, etc.) greater here than elsewhere in the zone. The Board approved the requested conditional use.

Date

Harvey Tegeler, Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 223-192C of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.