

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

**Building Permit/Zoning
Certificate No. 04-1942**

Case 4953

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

APPLICANT: Carroll County Med-Services, Inc.
C/o Walsh & Fisher, PA
179 East Main Street
Westminster, MD 21157

ATTORNEY: Isaac Menasche

REQUEST: A conditional use for a medical office building (new Imaging Center).

LOCATION: The site is located at 1380 Progress Way, Eldersburg, on property zoned "I-R" Restricted Industrial District in Election District 5.

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

HEARING HELD: July 27 and September 22, 2004

FINDINGS AND CONCLUSION

On July 27 and September 22, 2004, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a medical office building. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

Carroll County Med Services, Inc. is a for profit subsidiary of Carroll Hospital Center. They have outgrown their current leased space in a facility in South Carroll. The Applicant is proposing to construct a free standing imaging center at the northeast quadrant of MD Rte. 32 and Progress Way in Eldersburg. The building will be one story and approximately 4,600 sq. ft. The imaging center will serve the residents of South Carroll who would otherwise have to travel to Westminster for the services. It is estimated that 8 patients per hour will be served at the facility and 3 new employees will be hired.

The Applicant presented expert testimony from a traffic engineer, who testified that a traffic light is planned for the future at this location. In addition, traffic generated by the proposed use will not adversely impact the surrounding roadway system, particularly if additional directional traffic controls are implemented.

Official Decision

C4953

Page Two

The Board finds that the proposed use at this location fills a community need and will not generate adverse effects above and beyond those normally associated with such a use. Therefore, a conditional use is granted. The following conditions are also imposed to address the Board's concerns:

1. The new building's façade shall be constructed of materials consistent with the existing South Carroll Medical Center building.
2. Low impact lighting shall be included on the site plan for the facility.
3. If the traffic light has not been installed at the Progress Way/MD Rte. 32 intersection at the time the subject facility is completed, the available traffic queuing length along southbound MD Rte. 32 shall be extended from 200 ft. to 280 ft. by striping or other means in accordance with the recommendations made in the Queuing Analysis submitted by the Applicant as Exhibit 9.

Date

10/20/04


Jacob M. Yingling, Chairman