

**Tax Map/Block/Parcel  
No. 73-66-760**

**Building Permit/Zoning  
Certificate No. 03-3028**

**Case 4863**

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

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

**ATTORNEY:** J. Brooks Leahy, Esquire

**REQUEST:** An application for a conditional use for offices and outpatient rehabilitation services.

**LOCATION:** The site is located at 1393 Progress Way, Eldersburg, MD 21048, on property zoned "I-R" Restricted Industrial District in Election District 5.

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

**HEARING HELD:** September 24, 2003

**FINDINGS AND CONCLUSION**

On September 24, 2003, the Board of Zoning Appeals (the Board) convened to hear the conditional use request for offices and outpatient rehabilitation services. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant wishes to open an office for the practice of physical therapy in the existing industrial park. The park consists of mixed uses, including office and business uses. The neighborhood consists of business and industrial uses.

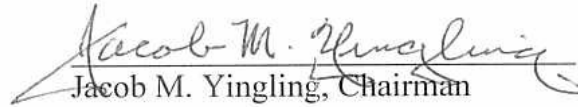
The Applicant intends to employ two physical therapists and one office receptionist. Normal operating hours will be give days per week (Monday through Friday). Three of these days would have extended hours from 8:00 a.m. to 6:00 p.m., with the other two days from 8:00 a.m. to 1:00 p.m. Typically, they will treat no more than three patients per hour.

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The Board finds that the proposed use will not generate adverse effects from that use above and beyond those normally associated with such a use. Accordingly the request for a conditional use is granted, with the following conditions:

1. No more than three (3) employees shall work at this location.
2. Hours of operation shall be from 8:00 a.m. to 1:00 p.m. on two days and 8:00 a.m. to 6:00 p.m. on three days.

Oct 15, 2003  
Date

  
Jacob M. Yingling, Chairman