

**Tax Map/Block/Parcel
No. 46-16-616**

**Building Permit/Zoning
Certificate No. 02-1679**

Case 4694

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

APPLICANT: Bark, LLC
8815 Centre Park Drive, Suite 110
Columbia, MD 21045-2144

ATTORNEY: J. Brooks Leahy

REQUEST: An application for a conditional use to allow a professional business office and a retail establishment within an existing building, expanded by closing in an existing porch allowing 639 Sq. Ft. of additional floor space.

LOCATION: The site is located at 1012 Baltimore Blvd., Westminster, MD 21157, on property zoned "I-R" Restricted Industrial District in Election District 7.

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

HEARING HELD: June 26, 2002

FINDINGS AND CONCLUSION

On June 26, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use to allow a professional business office and a retail establishment within an existing building, expanded by closing in an existing porch allowing 639 Sq. Ft. of additional floor space. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant is proposing to redevelop the site, and convert an existing vacant restaurant into attractive business offices and a retail use. The property fronts MD Rte. 140, and although it is zoned "I-R" Restricted Industrial, the size and topography of the property renders it unsuitable for a true industrial use. The proposed building will be located adjacent to and is consistent with an already redeveloped site (the Gardiner's Furniture Complex) and will enhance the "gateway" to Westminster.

Official Decision

Case 4694

Page 2

The Board finds that the proposed use will not generate adverse effects here above and beyond those normally associated with such a use. Accordingly, the Board approves the request for a conditional use for a professional business office and retail establishment within the existing building at 1012 Baltimore Boulevard.

July 24, 2002
Date

Ronald F. Hoff
Ronald F. Hoff, Chairman