

**Tax Map/Block/Parcel  
No. 46-16-749**

**Building Permit/Zoning  
Certificate No. 01-2134**

**Case 4613**

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

**APPLICANTS:** Leonard Stoler, Barry Stoler and Harriet S. Berg  
C/o Len Stoler, Inc.  
11275 Reisterstown Road  
Owings Mills, Maryland 21117

**ATTORNEY:** William B. Dulany

**REQUEST:** An application for a conditional use to authorize a planned business center in an "I-R" zone.

**LOCATION:** The site is located at the northeast side of U.S. Rt. 140, Westminster, MD 21157, on property zoned "IR" Restricted Industrial District in Election District 7.

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

**HEARING HELD:** August 28, 2001

**FINDINGS AND CONCLUSION**

On August 28, 2001, the Board of Zoning Appeals (the Board) convened to hear the request to authorize a planned business center in a Restricted Industrial District. Based upon the testimony and evidence presented, the Board makes the following findings and conclusions:

The subject property is 8.99 acres on the northeast side of Maryland Rt. 140 near Hemlock Lane. It has been unsuccessfully marketed for industrial uses for the past ten years. In 1986, the site was approved for use as an automobile dealership, which never materialized.

The Applicant is proposing an attractive planned business center consisting of approximately 71,000 square feet of space divided among several users. The proposed use is compatible with the adjoining properties, which are also retail centers and similar uses.

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The Board finds that the property is an unlikely candidate for an industrial use. The adjoining properties, the narrow width of the parcel and developing retail corridor in this area make it more suitable for a retail center. The Board finds that the proposed use will not generate adverse effects at this location above and beyond those inherent in such a use. Traffic issues, aesthetics and like concerns will be addressed during the site plan process. Accordingly, Applicants' request is granted.

9/25/01

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman