

Tax Map/Block/Parcel
No. 78-11-610

Building Permit/Zoning
Certificate No. 96-3899

Case 4194

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Scott Grice Architects, Inc.
10704 Cottonwood Way
Columbia, Maryland 21044

REQUEST: A conditional use request for offices and a
warehouse for storage of tools and equipment

LOCATION: 7400 Buttercup Road on property zoned "I-G"
General Industrial District in Election District 5

BASIS: Article 13, Section 13.2(c); Ordinance 1E (The
Carroll County Zoning Ordinance)

On January 29, 1997, the Board of Zoning Appeals held a hearing on the request for a conditional use for offices and a warehouse for storage of tools and equipment at 7400 Buttercup Road on property zoned "I-G" General Industrial District in Election District 5. Enviroserve, Inc., is the applicant. Mario Reriz, president of Enviroserve, Inc., appeared and testified on behalf of the application. Also appearing was Mr. Scott Grice, with Scott Grice Architects, Inc.

The property is zoned "I-G" General Industrial District, and consists of 12± acres of land. It is improved by a 1½ story building comprising of 8,000 square feet of warehouse space and 2,000 square feet of office space on the first floor. The existing second floor has approximately 2,000 square feet of storage space. Enviroserve, Inc., a general contracting firm, specializes in asbestos abatement, lead abatement and general contracting. Mr. Reriz proposes to relocate its offices into this structure. The building will be used to accommodate offices for seven or eight people. The balance of the building will be used for storage of construction equipment to include such items as empty plastic drums, plywood, sheetrock, and insulation. There will be an improvement made to the building by the erection of a loading dock which will receive deliveries once or twice a week. There will be no hazardous chemicals, no toxic waste nor any other materials of that kind stored at this site. There will be no work other than office type work performed in the building.

The configuration of the building will change somewhat as illustrated in Applicant's Exhibit 1. There will be 3,150 square feet of office space on the first floor, 2,000 square feet of office space on the second level and a 330 square foot dock

addition. The rest of the building will be storage space. Very few people other than employees will be visiting the site.

Based on the testimony presented, the Board finds that the use proposed at the location proposed will have no adverse affects and hereby approves the conditional use as requested.

MARCH 5, 1997
Date

James L. Schumacher
James L. Schumacher, Chairman

IM/bmh/c4194dec.bmh
March 4, 1997