

Tax Map/Block/Parcel  
No. 73-5/6/760

Building Permit/Zoning  
Certificate No. 96-1743

Case 4115

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANT:** Carroll County Med-Services, Inc.  
c/o Mr. Frederick W. Glassberg  
10015 Old Columbia Road  
Columbia, Maryland 21046

**ATTORNEY:** Charles O. Fisher, Jr., Esquire  
179 East Main Street  
Westminster, Maryland 21157

**REQUEST:** A conditional use request to allow a "B-L" Local Business District use in the "I-R" Restricted Industrial District, to wit: a medical center

**LOCATION:** 1380 Progress Way in Election District 5; Eldersburg Business Center, Section 1, lot 1, recorded in Carroll County Plat Records in book 32, page 35

**BASES:** Article 12, Section 12.2(b); Article 10, Section 10.1(d); Article 4, Section 4.26; Ordinance 1E

**HEARING HELD:** July 24, 1996

FINDINGS AND CONCLUSION

On July 24, 1996, the hearing in the above captioned case was held by the Board. The applicant, Carroll County Med-Services, Inc., seeks to establish a medical office building in an "I-R" District. John M. Sernulka, President and Chief Executive Officer of Carroll County General Hospital, Inc., of which Carroll Med-Services, Inc., is a wholly owned subsidiary, appeared and testified. Also testifying on behalf of the applicant was Mr. Frederick Glassberg.

Carroll County General Hospital, Inc., proposes to construct a 30,000 square foot building to house doctors' offices and a center for outpatient treatment. The center will be known as the Eldersburg Medical Center and is to occupy part of lot 1 of Eldersburg Business Center, Section 1, recorded in Carroll County Plat Records in book 32, page 35, at the corner of Progress Way and Md. Rt. 32. The property in question comprises 8.088 acres. The structure proposed will be a one-story masonry building and ample parking provided. (The applicant proposes to construct 181 parking spaces well in excess of the requirements of the zoning ordinance.) The facility will house 20 rotating physicians.

The medical center will be open during normal business hours and will provide employment opportunities for local residents. There will be some limited

laboratory testing done within the offices. The site plan is very similar to those typically found in a Restricted Industrial development. There was testimony presented by two interested witnesses that the traffic in the area was very congested. Carolyn L. Fairbank, a local business owner and president of a local business association testified that the traffic in the Eldersburg area was very congested and could not support any new development. There was testimony and the Board accepts as fact that the proposed use will help the traffic situation. The traffic generated from this site with the proposed use will be somewhat less intense than what would be normally associated with light industrial use. The use proposed will not generate new traffic since the physicians who will be staffing the center are already in the area. Rather by offering several different services in one location, patients will not need to leave the doctor's office and travel to a laboratory to have tests performed. The Board finds the proposed use will be completely compatible with the existing uses within the neighborhood and will have no adverse effects.

The Board hereby grants the conditional use to establish a medical center in the "I-R" Restricted Industrial District as requested subject to the site plan requirements of the Zoning Ordinance.

8/15/96

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Date

Karl V. Reichlin

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Karl V. Reichlin, Chairman

IM/bmh/c4115dec.bmh  
August 6, 1996