

Tax Map/Block/Parcel  
No. 51\16\76

Building Permit/Zoning  
Certificate No. 99-0193

Case 4384

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

**APPLICANT:** William L. Keiser  
525 Old Westminster Pike, Suite E  
Westminster, Maryland 21157

**ATTORNEY:** Clark R. Shaffer  
6 North Court Street  
Westminster, Maryland 21157

**REQUEST:** A request for a change of a non-conforming use from a hatchery warehouse and a feed, grain, and retail operation to a custom cable assembly operation. No structural changes are proposed. The property is zoned "A" Agricultural District.

**LOCATION:** 1824 Ridge Road in Election District 7.

**BASIS:** Article 4, Section 4.3; Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** March 23, 1999

**FINDINGS AND CONCLUSION**

On March 23, 1999, the Board of Zoning Appeals (the Board) convened to hear the request of William L. Keiser for a change of a non-conforming use from a hatchery warehouse and support facility used for a feed, grain, and retail operation to a custom cable assembly operation located at 1824 Ridge Road, Westminster, Maryland, on property zoned "A" Agricultural District in Election District 7<sup>1</sup>.

The property is currently owned by R. D. Bowman & Sons, Inc. Mr. Dale Robert Bowman, President, testified that they purchased the property in 1969. Mr. Bowman offered the following testimony. Prior to the purchase, the property was being used as a hatchery and commercial lawn

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<sup>1</sup> The Board visited the Ridge Road site and the applicant's current business location on Westminster Pike on March 18, 1999.

service. R. D. Bowman & Sons, Inc. operated a hatchery at the location until 1989. More recently, the location has been used as a support facility for the company's other businesses in the Westminster area. The location is used to store inventory for the company's lawn and garden center. Company trucks come and go from the location three to five times a week. No retail operations have occurred at the location since 1989. The existing building on the site has an apartment that has been vacant since November, 1998.

Mr. Keiser, the applicant and owner of Integral Components, testified that he plans to purchase the property at 1824 Ridge Road to relocate his business. He testified about his existing operation known as Integral Components located at 525 Old Westminster Pike. At the current location, spools of cable wires are delivered to the business, cables are then assembled at the location, and completed orders are shipped to customers. Shipments are packed in boxes measuring up to 20" x 15" x 10". There is one shipment and one delivery each day. His business completes smaller volume purchase orders with a quick turnaround. There are no chemicals used in the assembly process. Equipment used by the business includes a wire stripper, crimper, and a unit to test cable. The area the business currently uses at the Westminster Pike location has become too small for effective business operations. There are two individuals employed by the business.

Mr. Keiser further testified that the Ridge Road location will provide ample room to operate his business and will provide ample storage. He explained that there are two neighboring residents, one on the north and one on the south side of the site. The area in the rear of the site is open farm land. No structural changes will be made to the existing building. He plans to move into the existing apartment at the location. The inside of the building will be cleaned. He plans to improve the exterior of the building by installing vinyl siding on the front. The remaining sides of the building will be painted. The area on the outside of the existing building will be improved to include landscaping in the front and along the sides of the building. Three underground storage tanks will be removed from the site. Additional crushed rock will be placed in the parking area at the location. The custom cable assembly operation will be located inside the existing building. The equipment used at the new location will be the same as what is currently used at the Westminster Pike location. The only noise generated from the business operation will be from the standard-size air compressor which has been muffled. The air compressor cannot be heard outside of the building. Initially, two employees will work at the location. Hours of operation of the business will be from 8:00 a.m. to 5:00 p.m. on Monday through Friday. There will be no weekend hours although Mr. Keiser may work on occasional weekends. The outside of the facility will not be used for storage. Due to limited sight distance when exiting the business onto Ridge Road, the applicant will mark the area for exit from the south side of the site. No retail sales will be made to customers at the location. Traffic generated at the business will be limited to employees coming to and leaving the business and deliveries. There will be one shipment and one delivery at the location each business day. A sign, no larger than 3' x 2', for the purposes of advertising the location of the business will be installed in front the existing building.

There was no one present during the hearing in opposition to the request. Ms. Sandy Jewell, who resides next to the site, expressed concern regarding her driveway which is partially located on

the site. The Board did not address this concern as it would be more appropriately addressed by the State Highway Administration.

Based on the testimony of the applicant, the Board finds the proposed use is consistent with the existing use at this location. The Board finds that there will be a minimal increase in traffic at the location. The Board also finds that the use will not result in any noise or other adverse impact on area residents. In fact, the exterior improvements will have a positive impact on the area. The Board hereby approves the request of William L. Keiser for a change of a non-conforming use from a hatchery warehouse and support facility to a custom cable assembly operation with no structural changes to the existing building, located at 1824 Ridge Road, Westminster, Maryland.

3-26-99

Date

Karl V. Reichlin

Karl V. Reichlin, Chairman

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March 25, 1999