
According to the zoning code of Carroll County, the subject property is zoned BG (Business General). The Business General zoning classification allows a variety of uses to include personal services, restaurant, bank, office, tavern, food store, medical clinic. Floor area ratio shall not exceed 2.0. The total building area cannot be greater than twice the total area of the lot. Minimum front setback is 30 feet from front property line; 10 feet from the side 30 feet from a residence. Maximum floor area ratio is 2.0

After a review of the zoning classification and the construction of the subject property, it is our opinion that the subject is in conformance with all of the development standards as outlined above. For a more detailed description of the zoning, the reader is referred to the *Zoning Ordinance of Carroll County*.

Location:	407 Malcolm Drive Westminster, Carroll County, Maryland 21157
Legal Description:	Tax Map 46, Grid 15, Parcel 100, Lots 40,42 & 44
Ownership:	Malcolm Drive Limited Partnership, C/O Dr. Arnold J. Sindler
Land Area:	0.57 acres (25,000 sq. ft.)
Building Area:	2,672 sq. ft.
Zoning:	BG (Business General)
Property Description:	The subject consists of a rectangular shaped parcel of land containing 0.57 acres (25,000 square feet) and is known as 407 Malcolm Drive. It supports a 1930 vintage building that has been well maintained and updated. The entire building contains 1,546 square feet. 1,036 square feet are located on the first level accessed from its road frontage and the upper level contains 510 square feet. The building is 100% owner occupied as a dental office with five (3) operatories, a lab, reception area, waiting room and half bath on the first floor. A conference room, office, half baths and laundry area are situated on the second floor. The lower is unfinished and used for storage and mechanical equipment. As of the date of inspection the improvements are considered to be in good condition throughout. A more detailed description can be found in the property description section of this report.

LEGAL DESCRIPTION

We have not been provided a complete metes and bounds legal description of the subject property, the property has a street address of 407 Malcolm Drive, Westminster, Carroll County, Maryland 21157. The property can be referenced within Carroll County at Tax Map 46, Grid 15 Parcel 100, Lots 40,42 & 44. Furthermore, a complete metes and bounds legal description of the subject property can be referenced at Liber 924, Folio 117 of the Carroll County Land Records.

Site Description

The subject property consists of a rectangular shaped lot located along the east side of

The subject property consists of a rectangular shaped lot located along the east side of Malcolm Drive (Route 97) and contains a total land area of .57 acres (25,000 sq. ft.). It is located in Westminster in central Carroll County, Maryland. It is further identified in the Carroll County Land Records in Tax Map 46, Grid 15, Parcel 100.

Cordially Yours,

Todd Sachs

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The property is served by public water and sewer while electricity and natural gas are provided by BGE and telephone is provided by Verizon. The property is located with good frontage on Route 97, a major thoroughfare within Carroll County. The site is at road grade from Malcolm Drive (Route 97) and slopes gently down to the rear of the site. According to the Flood Insurance Rate Maps as distributed by the Federal Emergency Management Agency (FEMA), the subject site is not located within a flood hazard zone. This is set forth in Community Panel #2400150100B, effective August 7, 1981.

C2 Zoning

