CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Office of
Zoning Administration

Official Decision
Case ZA-1054
Zoning Manager
Carroll County, Maryland

APPLICANT:	First Mariner Bank
REQUEST:	A variance from the required minimum number of parking spaces from 40 to 20 parking spaces
LOCATION:	1010 Baltimore Blvd. Westminster, Md. 21157
MAP/BLOCK/PARCEL:	46/16/1206, 799, 121
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 103-24 and 181
HEARING HELD:	April 4, 2007

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum number of parking spaces of 40 to 20 for a bank, are as follows:

This property lies in the Liberty Reservoir Surface Watershed Area and has a 37 foot elevation drop. Extensive retaining walls will be required, landscaped area must be provided and there are specific standards for stormwater management. Less paving would be beneficial in that management. In addition to the requirements of the Carroll County Water Resources Management Manual and the Carroll County Landscape Manual, there are the parking requirements based on the square footage of the building and the number of employees. In view of the way the whole nature of every day banking has changed, i.e. electronic banking, drive thrus, etc. it would seem that the current number of parking spaces required is outdated. Less employees are required and patrons spend less time within the bank itself. Based on the overall facts, the variance is granted.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

Note:

An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

4-11-07
Date

Gayle Fritz
Zoning Manager