CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1060
Zoning Manager
Carroll County, Maryland

APPLICANT: First Mariner Bank

REQUEST: A variance from the required front setback of 50 feet to 30 feet for a bank

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 223-121 and 181

HEARING HELD: May 2, 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 required front setback of 50 feet to 30 feet for the construction of a bank, are as follows:

This property is on the corner of Hemlock Lane and Baltimore Boulevard which means there are two front yard setback requirements. The building is planned to face Baltimore Boulevard in conformance with other buildings along the road. Because the width of the lot diminishes toward the rear of the property due to its irregular shape, turning the building would not alleviate the need for the variance since a corner of the building would still encroach on the setback requirement. The Carroll County Planning Commission has required a by-pass lane to be constructed which is in addition to two drive-thru lanes. Regardless of which way the building faces, with the drive-thru lanes, the queuing requirements, the by-pass lane and the shape of the lot, a variance would be required. There was no evidence that the granting of this variance would be contrary to the public interest.

No one was 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.

May 4, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager