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-1087
Zoning Manager
Carroll County, Maryland

APPLICANT:	Carroll County Youth Services Bureau c/o Lynn Davis
REQUEST:	A variance from the minimum number of required parking spaces of 147 to 112 spaces
LOCATION:	Washington Rd. Westminster, Md.
MAP/BLOCK/PARCEL:	52/7/179
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 103-24, 223-181
HEARING HELD:	December 5, 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 required parking spaces of 147 to 112 spaces are as follows:

The applicants intend to construct a new building for Carroll County Youth Services Bureau. This agency provides mental health counseling for families and youth. The Carroll County Commissioners own the property and have set specific lease lines for this site as there are other uses on this same parcel of land. The Youth Services Bureau is now housed in an 8600 square foot facility located in the Westminster City limits. The new building will be approximately 22,000 square feet. Generally, the building only peaks its occupancy once a month because of a conference. Parking requirements for business and professional offices are based on gross floor area which means stairwells, break rooms, restrooms, hallways, etc. are calculated into the parking requirements. During the review o the concept plan the Planning Commission requested that the developer consider minimizing the number of parking spaces based on the traffic study.

The conditions peculiar to this property are the specific lease lines and the fact that much of the work done by this agency is actually done out in the community, away from this site. The daily work hours are also staggered throughout the day.

ZA-1087

No neighbors were present at the hearing opposing the variance; 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.

December 10, 2007
Date

Gayle Fritz
Gayle Fritz
Zoning Manager