CARROLL COUNTY GOVERNMENT
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Office of
Zoning Administration

Official Decision
Case ZA-1111
Zoning Administrator
Carroll County, Maryland

APPLICANT: M&I Properties

REQUEST: A variance from the required number of parking spaces for a Planned Business Center from 128 spaces to 123 spaces

LOCATION: 1708 and 1716 Liberty Rd.
Sykesville, Md.

MAP/BLOCK/PARCEL: 74/7/126 & 30

APPLICABLE REGULATIONS: Code of Public Local Laws and Ordinances, Chapters 223-181 and 103-24

HEARING HELD: October 1, 2008

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 variance from the required number of parking spaces for a Planned Business Center from 128 spaces to 123 spaces are as follows:

The applicants are currently going through the site plan process for the expansion of Carroll Station Planned Business Center. The project consists of two parcels that will be consolidated as part of the process. The location of the proposed extension of Dickenson Road takes up a great deal of the northern portion of the applicants' property and, if not for this road, there would be more than adequate area for the 5 spaces being addressed by this variance. There is additional parking around the existing building that would be accessible from the proposed building. The applicants stated that they intended to install a pedestrian walkway from one lot to the other. In addition, this variance request is supported by the Bureau of Development Review.

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.

October 2, 2008
Date

Gayle Fritz
Gayle Fritz
Zoning Administrator