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

Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1229
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Jay and Virginia Baker**
REQUEST:	**Variance of a proposed driveway width of 20 feet to 12 feet**
LOCATION:	**1550 Westminster Road, Westminster, MD 21157**
MAP/BLOCK/PARCEL:	**51/9/671**
APPLICABLE REGULATIONS:	**Chapters 103-25.C.2 and 223-181**
HEARING HELD:	**September 1, 2010**

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 of a proposed driveway width of 20 feet to 12 feet are as follows:

The applicants are building a small vineyard and wine tasting facility that will have a limited number of visitors to the site. The facility is located off of a stone road which has limited traffic. A concern for emergency vehicle access necessitates installing a driveway entrance that is wide enough for emergency vehicles to access the driveway. A condition of approval for the 12 foot wide driveway will be that a commercial entrance be installed off of Westminster Road. It was also brought to the applicant's attention that he needs to go back to the Board of Zoning Appeals (BZA) on the recommendation of the Bureau of Development Review because of major changes to the site plan that was presented to the BZA. The applicant was also informed that any substantial change to the site plan that was reviewed today will need to be re-evaluated by this office.

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.

Sept 8 2010
Date

Jay C Vought
Jay C. Vought
Zoning Administrator