CARROLL COUNTY GOVERNMENT
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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1266
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Tevis Propane, LLC** **82 John Street, Westminster, MD 21158**
REQUEST:	**An expansion, extension, or enlargement of a non-conforming use and variances of 600 feet to 295 feet and 30 feet to 8 feet.**
LOCATION:	**1616 – 1618 Hanover Pike** **Hampstead, MD 21074**
MAP/BLOCK/PARCEL:	**500/20/1956, 3219**
APPLICABLE REGULATIONS:	**Chapters 223-9A, 223-16, 223-118, 223-119, 223-121, and 223-181**
HEARING HELD:	**February 11, 2011**

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the request is **granted**.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, an expansion, extension or enlargement of a non-conforming use and variances of 600 feet to 295 feet and 30 feet to 8 feet are as follows:

The property is currently used as a fuel storage bulk plant with existing fuel storage of approximately 400,000 gallons of fuel. The proposed expansion is to add a 30,000 gallon propane storage tank at the rear of the property located 8 feet from the rear property line. The proposed propane loading/unloading area is to be located in front of an existing building that will be raised. The proposed propane storage tank location is at the rear of the property behind all of the existing buildings and structures on the property, and is further away from the residential properties adjoining the property than the existing fuel storage tanks. A fire safety analysis was done by an independent firm. Their conclusion was that with the installation of this new tank and engineering controls this should provide a safe environment for conducting day to day retail operations; therefore, since the proposed tank sits further away then the existing oil and kerosene tanks, the variance from 600 feet to 295 feet is approved. The proposed location of the tank is 8 feet from the rear property line. The owners of Tevis Propane are purchasing an easement from the adjoining property owner to prevent any structures from being built within the 50 feet as required by NFPA and the variance from 30 feet to 8 is approved.

No neighbors were present at the hearing opposing the request and variances; therefore, the granting of this request and variances 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.

February 17 2011
Date

Jay C Voight
Jay C. Voight
Zoning Administrator