Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1331
Zoning Administration
Carroll County, Maryland

APPLICANT:	Carroll County Foods, Inc.
REQUEST:	Reduction of a 30 Foot Setback to 27 Feet for an Addition
LOCATION:	1333 Avondale Road, New Windsor, MD 21776
MAP/BLOCK/PARCEL:	45/21/614-306-726
APPLICABLE REGULATIONS:	223-121 and 223-181
HEARING HELD:	December 7, 2011

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 a 30 foot side yard setback to 27 feet for an addition, are as follows:

The applicant proposes to build a 72,665 square foot addition on the north side of their existing warehouse. The proposed expansion is designed for maximum capacity for this site. The property for the expansion was bought approximately six years ago, prior to the design phase for the expansion. When the property was bought from the adjoining warehouse facility, there was a minimum requirement needed to provide for access for commercial trucks using the facility, and that determined the location of the new lot line for the north side of the property. Based on the facts that the north property line can not be moved any farther north and meet the minimum requirements needed for the adjoining property and maximizing the capacity of the proposed addition, the variance is granted.

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 223-181 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.

Dec 13 2011
Date

Jay C Voight
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Zoning Administrator