Tax Map/Block/Parcel
No. 68-19-279

Building Permit/Zoning
Certificate 95-0339

Case ZA-168

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: The Klein Family Limited Partnership
5220 Klee Mill Rd.
Sykesville, MD 21784

REQUEST: A variance reducing the minimum side yard requirement from 25 feet to about 20 feet for a proposed planned business center.

LOCATION: 5420 Klee Mill Road, in E.D. 14

APPLICABLE REGULATIONS: Art. 14, Div. VI, Sec. 14.63(b), Art.15, Sec. 15.5.

HEARING HELD: April 5, 1995

FINDINGS AND CONCLUSION

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 25 foot side yard requirement for a planned business center are as follows:

a) The encroachment into the required side yard is limited to one corner of a canopy covering a bank drive thru lane.
b) The site has existed in its present configuration since prior to 1963. The westerly property line runs at a diagonal making the lot narrower toward Maryland Route 26 and resulting in the encroachment.
c) Location of improvements on the site is affected by a required SWM facility near Maryland Route 26 and a requirement that access be limited to a location near the northeasterly edge of the property.
d) The building size represents the minimum which is economically feasible and includes a "future addition" required by the bank tenant.
e) The number of drive-thru lanes is required to avoid excessive "stacking" on site.
f) A BGE high tension line on the adjoining site affords a buffer area where buildings are prohibited.
g) Tract coverage by this proposal is approximately 11%.

DATE: 4-11-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement
Code: Case 168.DEC